

# Austerberry™

Estate Agents

the best move you'll make

Letting and Management Specialists



81 Werburgh Drive, Trentham, Stoke-On-Trent, ST4 8LB

£395,000

- Watch Our Online Video Tour!
- Professionally Refurbished And Remodelled
- Two En-Suite Shower Rooms
- Stunning Fitted Kitchen And Dining Area
- Ready To Move Into!
- The Ultimate Detached Bungalow
- Three Bedrooms
- South Facing Garden
- Floors Replaced

Completely remodelled and refurbished by professionals and now available and ready to move into with no onward chain to slow down your purchase.

This detached bungalow is in a prime Trentham location within walking distance of neighbourhood shops and facilities and with a delightful South facing rear garden.

The accommodation within the property is light and airy featuring two double bedrooms together with an en-suite shower room to the master bedroom, an ensuite shower room to the third bedroom and a simply stunning open plan and fully fitted combined kitchen and dining room. The lounge is at the rear of the property and has patio doors opening onto the recently laid patio whilst to the front of the property you'll find a newly laid tarmac driveway and generous amount of parking space.

Finally, in addition to a detached garage there is a very useful potential home office with double glaze double doors which open onto the patio. This property has UPVC double glazing throughout... virtually all of which is new as well as a new gas combi boiler in the loft.

All in all this property is a rare find in this most desirable of Trentham locations!

See our online virtual tour and for more information call or e-mail us.



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## PORCH

7'5" x 4'9" (2.26 x 1.45)

Composite front door. UPVC double glazed windows. Tile effect laminate flooring. UPVC double glazed window and door leading into the...

## RECEPTION HALL

7'9" x 6'0" (2.36 x 1.83)

Grey Amtico flooring. Coat cupboard. Linen/storage cupboard.

## BEDROOM ONE

11'0" x 10'3" (3.35 x 3.12)

New fitted carpet. Radiator. UPVC double glazed window.

## EN-SUITE SHOWER ROOM

4'2" x 3'11" (1.27 x 1.19)

Grey Amtico flooring. White low level wc and wash basin within a fitted unit. Room width shower with rain head. Stainless steel centrally heated towel rail radiator. Extractor. Spotlights.

## BEDROOM TWO

12'2" x 10'9" (3.71 x 3.28)

New fitted carpet. Radiator. UPVC double glazed window.

## SHOWER ROOM

7'9" x 5'1" (2.36 x 1.55)

Grey Amtico flooring. Part tiled walls. White suite consisting of low level wc, wash basin and shower with rain head shower. UPVC double glazed window. Spotlights. Extractor.

## STUNNING FITTED KITCHEN AND DINING ROOM

21'1" x 15'2" (6.43 x 4.62)

Grey Amtico flooring. Fully fitted in the shaker style with a complete range of wall cupboards and base units finished in midnight blue together with integrated appliances including induction hob, cooker hood, Bosch double oven and dishwasher. Breakfast bar/island. Storage cupboard. Housing for an American style fridge freezer. Spotlights. Two radiators. Three UPVC double glazed windows. UPVC double glazed rear external door.

## UTILITY ROOM

7'2" x 5'1" (2.18 x 1.55)

Grey Amtico flooring. Radiator. UPVC double glazed window. White wall cupboards and base unit and single drainer stainless steel sink. UPVC double glazed window. Extractor.

## LOUNGE

16'2" x 11'0" (4.93 x 3.35)

New fitted carpet. Radiator. UPVC double glazed window. UPVC double glazed patio doors leading out into the garden.

## BEDROOM THREE

9'2" x 8'8" (2.79 x 2.64)

New fitted carpet. Radiator. Two UPVC double glazed windows.

## EN-SUITE SHOWER ROOM

5'6" x 4'7" (1.68 x 1.40)

Grey Amtico flooring. White suite consisting of corner wash basin, low level wc and shower with rain head shower. UPVC double glazed window.

## OUTSIDE

The beautiful and well stocked rear garden faces due South and there are views over neighbouring roof tops to the trees of Trentham Gardens. The garden is further enhanced by a professionally and recently laid patio, a Summer House and a sunny courtyard with mature bay tree and an outside tap.

There is an attractive landscaped garden to the front of the bungalow and an extensive and recently laid tarmac drive together with a further section of driveway leading to the...

## DETACHED BRICK GARAGE

Light and power. Metal up and over door.

## STUDIO/HOME OFFICE

7'11" x 7'3" (2.41 x 2.21)

UPVC double glazed window and double doors leading out onto the patio.





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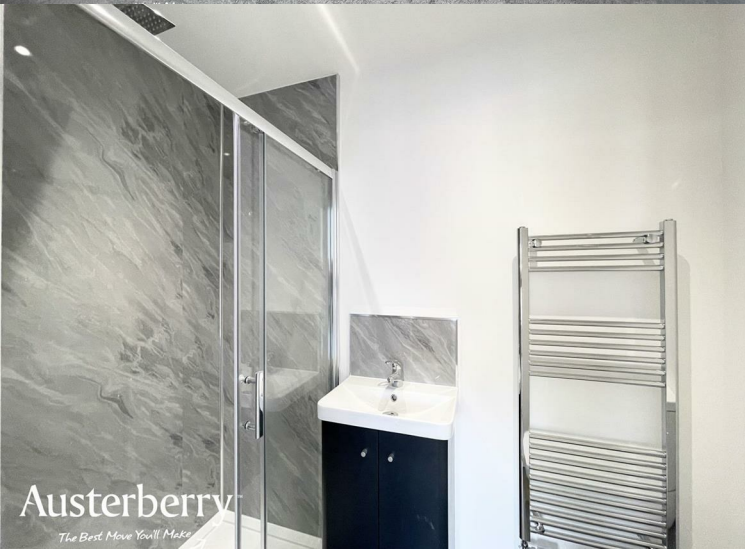
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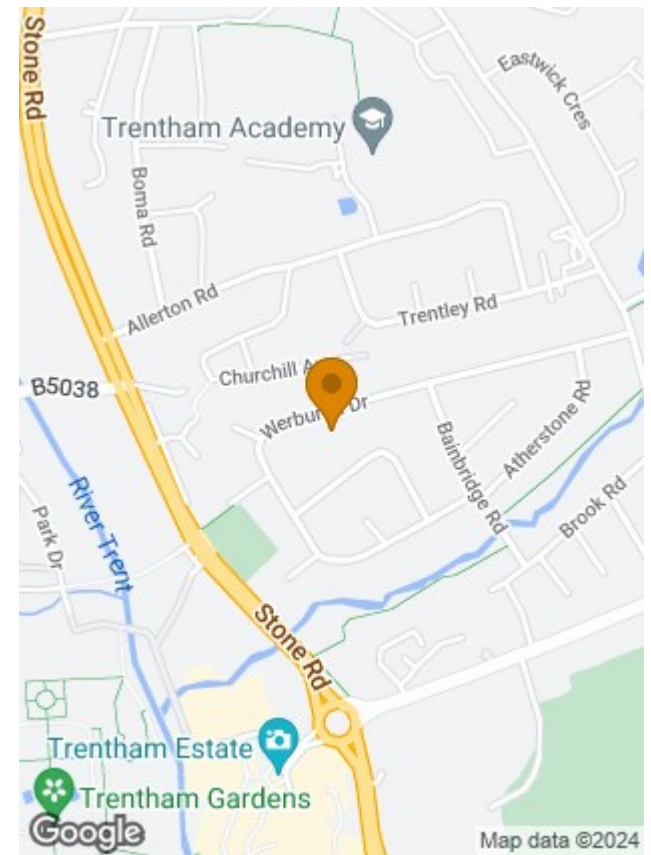


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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