



4 Meerbrook Close, Trentham, ST4 8TR

£235,000

Have you been looking at Family Homes in Super Locations??? Then 'Compare' this great opportunity in sought After Trentham!! With a 'Must Have' open-plan Lounge leading to the Dining and Family Area - There's also a Conservatory and Kitchen with Utility Area and we have a Guest WC. Four Bedrooms plus Study - what a bumper amount of accommodation we have on offer - Attached Garage and neatly laid out gardens - all within easy access to great commuter links, schooling, amenities and nearby semi-rural villages - There's no cuddly toys on offer here or 2 for 1 cinema tickets - Just one very deceptive home offering a huge amount of space and potential - Ring to book your viewing with haste!!



ACCOMMODATION

Ground Floor

Entrance Hall 8' 4" x 5' 10" (2.54m x 1.78m)

There is a UPVC entrance door with an opaque double glazed panel to the centre and opaque double glazed panels to either side that leads into the entrance hall. With double radiator, coved cornice to the ceiling, feature display arch, built-in coats cupboard, stairs that lead to the first floor and Amtico flooring. A door leads through to the lounge.

Lounge 15' 10" x 12' 3" (max narrowing to 9' 2") (4.82m x 3.73m (max narrowing to 2.79m))

With coved cornice to the ceiling, double radiator, feature fireplace with ornate wooden surround together with a tiled inset and hearth, housing a living flame coal effect gas fire. There is a television connection point, telephone connection point and a UPVC bow to the front elevation. The room is finished with engineered wood flooring which flows through to the dining area along with the family area. An archway leads through to the dining area.

Dining Area 9' 4" x 15' 5" (2.84m x 4.70m)

With coved cornice to the ceiling, double radiator, UPVC double glazed window to the side elevation, a generous under stairs store cupboard and a further archway leads through to the family area.

Family Area 10' 8" x 8' 3" (3.25m x 2.51m)

With coved cornice to the ceiling, radiator, television connection point and UPVC double glazed sliding patio doors which give access into the conservatory.

Conservatory 9' 6" (max) x 13' 1" (2.89m (max) x 3.98m)

The conservatory is of dwarf brick wall and UPVC construction with double glazed windows to three sides and double glazed French doors which lead out to the paved patio area.

Kitchen with Utility area off 13' 0" (max narrowing to 10' 8") x 12' 4" (max) (3.96m (max narrowing to 3.25m) x 3.76m (max))

In the kitchen there are worktops having a range of high gloss fronted base units below which incorporate both drawers and cupboards having concealed openers and soft close mechanisms. With a matching range of high gloss fronted wall mounted units again with concealed openers together with a corner cupboard. Having an inset one and a half bowl ceramic sink unit having a swan necked mixer tap. There is an inset four ring electric hob having a glass splashback together with a stainless steel extractor hood above and a built-in electric oven below. With tiled

splashbacks, plumbing for an automatic washing machine, coved cornice to the ceiling and a UPVC double glazed window which looks out into the conservatory. In the utility area there is an additional worktop with a double base unit below, which matches the rest of the kitchen, being high gloss fronted with concealed openers and a matching range of wall mounted units. Having space for additional appliances, tiled splashbacks, UPVC double glazed window and the gas central heating boiler is housed in one of the wall mounted units. Throughout the utility and kitchen area there is a tiled floor which extends into the rear lobby.

Rear Lobby 2' 3" x 4' 11" (0.69m x 1.50m)

With a continuation of the tiled floor from the kitchen and utility area, a UPVC door having a central opaque double glazed panel which leads out to the rear garden and having access through to the guest cloakroom.

Guest Cloakroom 5' 3" x 2' 4" (1.60m x 0.71m)

Having a continuation of the tiled floor, an opaque UPVC double glazed window and a close coupled WC.

First Floor

First Floor Landing

Stairs rise from the entrance hall to the first floor landing where there is a loft access point, UPVC double glazed window to the side elevation, coved cornice to the ceiling and doors lead to all rooms.

Master Bedroom 10' 11" (max narrowing to 8' 4") x 15' 7" (max) (3.32m (max narrowing to 2.54m) x 4.75m (max))

With two UPVC double glazed windows to the front elevation, radiator and wooden flooring. Having a range of built-in wardrobes having mirrored sliding doors and an additional store cupboard.

Bedroom Two / Guest Bedroom 11' 2" x 8' 8" (3.40m x 2.64m)

With coved cornice to the ceiling, radiator, UPVC double glazed window and a range of fitted furniture comprising wardrobes having single opening doors. There is a bed recess with overhead storage cupboards.

Study 7' 7" x 6' 7" (2.31m x 2.01m)

With a UPVC double glazed window to the side elevation, coved cornice to the ceiling, wood flooring and access to bedrooms three and four.



Bedroom Three 11' 1" x 8' 9" (3.38m x 2.66m)

With coved cornice to the ceiling, radiator and UPVC double glazed window and wood flooring flowing through.

Bedroom Four 7' 6" (plus door recess) x 6' 5" (2.28m (plus door recess) x 1.95m)

With radiator, UPVC double glazed window to the rear elevation, coved cornice to the ceiling and wood flooring.

Family Bathroom 5' 9" (max) x 8' 7" (1.75m (max) x 2.61m)

The family bathroom has a suite that comprises a panelled bath which has a mixer tap and a mains shower unit above, a concealed cistern WC and a pedestal wash hand basin with tiled splashback and mixer tap. The walls are tiled around the bath and continue along the wall by the WC. There is a chrome ladder style heated towel rail/radiator, coved cornice to ceiling, opaque UPVC double glazed window to the side elevation, tiled floor and access to the airing/linen cupboard which houses both the hot water cylinder and the pump for the shower above the bath along with plenty of linen storage space.

Exterior

The front of the property has been block paved for low maintenance and provides ample off road parking and is bordered by mature conifers. The block paving leads up to the attached garage whilst a paved pathway leads down the side of the property from the personal door of the garage where there is an outside water tap. The paved pathway opens up to a good sized patio area which is superb for entertaining. Steps lead up to a lawn which has deep golden gravel feature walkways and borders together with shrub borders which a planted with a variety of maturing shrubs and seasonal plants. The garden is enclosed with a mixture of close board fencing and mature laurel and conifer hedging.

Garage 20' 8" x 7' 6" (6.29m x 2.28m)

With metal up and over door, electric light and power. There is a window and a personal door giving access out to the rear into the garden. Having plenty of storage space.

Directions

From Stone head north along the A34 to Trentham Gardens roundabout. Go right along the Longton Road and at the traffic lights turn right into Barlaston Old Road. Take the 3rd left into Burrington Drive, turn right onto Oldacres Road then turn right onto Meerbrook Close where the property can be found on the right hand side as indicated by our for sale board.



Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

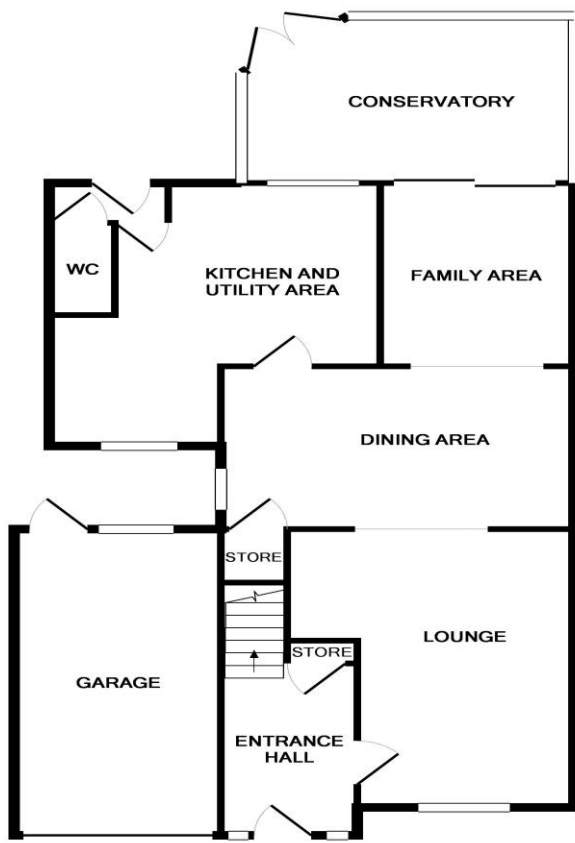
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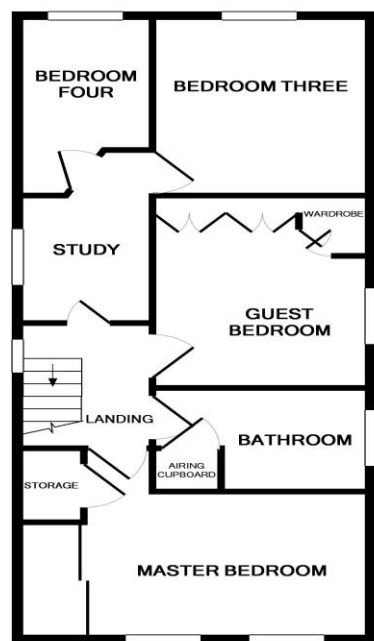
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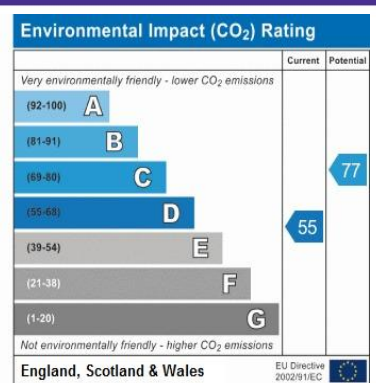
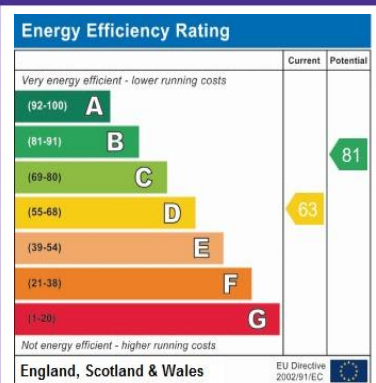


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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