

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



Sycamore House Gladstone Place, Penkhull, Stoke-On-Trent, ST4 5HP

£450,000

- New Build Detached House
- Two En-Suites
- Open Plan Living Area
- Garage
- Four Bedrooms
- Family Bathroom
- GF Under Floor Heating
- 10 Year House Builder Warranty

Your Dream Home Awaits.

Discover Sycamore House, a beautifully appointed new-build home designed for modern living. This stunning four-bedroom property offers space, style, and comfort, featuring two en-suite bedrooms, a family bathroom, and a cosy snug with a feature fireplace—perfect for relaxation. The open-plan living area boasts a shaker-style fitted kitchen with a breakfast bar, while underfloor heating on the ground floor adds a touch of luxury.

With ample parking, a detached garage, and a prime location within walking distance of the University Hospital of North Midlands, Sycamore House is ideal for families and professionals alike. Plus, enjoy complete peace of mind with a 10-year house builder warranty.

This exceptional home is available to view now—don't miss out!

Contact us today to arrange your viewing.



GROUND FLOOR

ENTRANCE HALL

Composite front door. UPVC double glazed side lights. Grey LVT flooring. Spotlights. Stairs to the first floor.

CLOAKROOM/W/C

Wc and wash basin. LVT flooring. UPVC double glazed window.

SNUG/ LOUNGE

13'0 x 10'11 (3.96m x 3.33m)

Grey LVT flooring. UPVC double glazed window. Feature brick effect fireplace with flu.

COMBINED KITCHEN, LIVING & DINING ROOM

22'11 x 16'11 (6.99m x 5.16m)

Grey LVT flooring throughout. Two large UPVC double glazed patio doors with side windows. Shaker style kitchen units with oak effect worktops and integrated appliances. Spotlights. Tiled splashback.

UTILITY ROOM

6'11 x 5'05 (2.11m x 1.65m)

Grey LVT flooring. Worktop space. Plumbing for washing machine. Underfloor heating controls. UPVC double glazed rear door.

FIRST FLOOR

BEDROOM ONE

13'10 x 13'01 (4.22m x 3.99m)

Fitted carpet. Radiator. UPVC double glazed window.

EN-SUITE

7'03 x 5'03 (2.21m x 1.60m)

Grey LVT flooring. White suite consisting of a wc, wash basin and corner shower. Heated towel rail radiator.

BEDROOM TWO

10'10 x 12'11 max 9'03 min (3.30m x 3.94m max 2.82m min)

Fitted carpet. Radiator. UPVC double glazed window.

BEDROOM THREE

11'08 x 10'04 (3.56m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM

9'06 x 6'04 (2.90m x 1.93m)

Brand new white suite with separate bath and corner shower, wc and wash basin. Heated towel rail radiator. Two UPVC double glazed windows. Grey LVT flooring. Extractor fan.

SECOND FLOOR

LANDING

Stunning nine foot feature window. Fitted carpet. Radiator. Two ceiling velux windows.

BEDROOM FOUR

14'09 x 13'03 (4.50m x 4.04m)

Fitted carpet. Velux window. UPVC double glazed dormer window. Radiator. Spotlights.

EN-SUITE

Shower room with wc, wash basin and & Shower

DRESSING ROOM

Fitted carpet. Velux window. Radiator.

OUTSIDE

Driveway suitable for numerous cars.

EV charging point

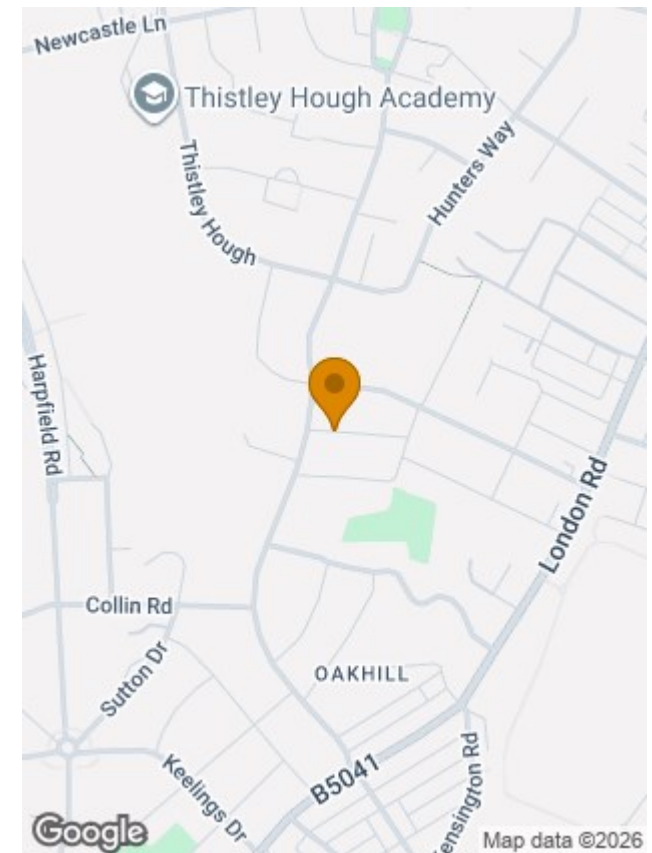
GARAGE

Light and power.





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



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - TBC



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

Austerberry[™]
the best move you'll make