



FOLLWELLS

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34 Harold Hines Way, Trentham - ST4 8WJ
£290,000

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Trentham, Stoke-On-Trent

Set within the highly sought-after Trentham Manor development, this beautifully maintained three-bedroom detached family home offers bright, modern accommodation and a superb layout ideal for everyday living. Owned since new and recently redecorated throughout, the property has been carefully looked after, with the boiler serviced annually since first installation.

A welcoming entrance hall features glazed panels either side of the front door, creating an immediate sense of light. There is a useful storage cupboard and access to the main living spaces. The living room enjoys generous proportions and patio doors opening to the garden, while large windows throughout the home provide an abundance of natural light and a bright, airy feel.

The kitchen diner offers a range of wall and base units, built-in appliances and ample space for dining. A separate utility room and downstairs WC add excellent practicality.

Upstairs, the master bedroom includes integrated wardrobes and an ensuite fitted with shower, sink and WC. The landing provides access to an airing cupboard/storage cupboard and a full-span loft, which is boarded and offers superb additional storage.





The second bedroom also features integrated wardrobes, while the third bedroom is currently arranged as a home office. All three bedrooms are comfortable doubles.

The rear garden is a lovely, private space with a slabbed patio/seating area, lawned section and a garden shed. A gate leads out to the rear driveway, providing parking for two vehicles and an EV charging point.

Planning permission has been granted for a detached outbuilding in the rear garden (Application No. 25/HOU/00667 – Stoke-on-Trent City Council). This offers exciting potential for multigenerational living, a dedicated home office, or semi-independent space for older children.

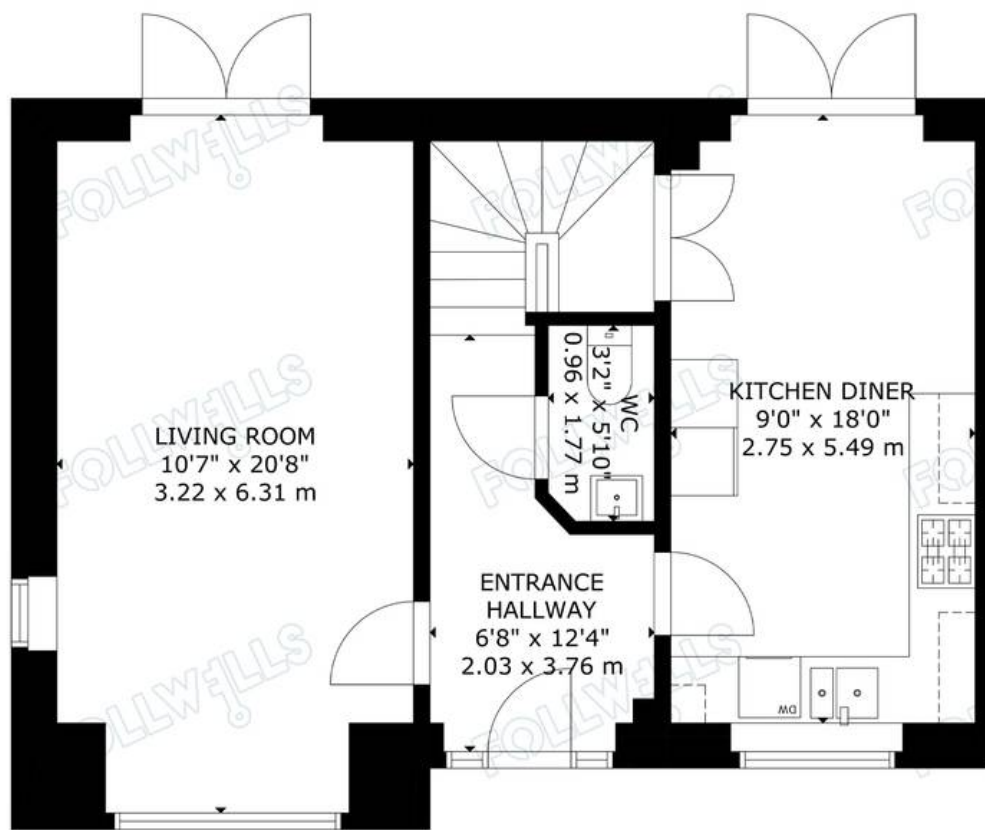
Trentham remains one of the area's most desirable locations, known for its strong community feel, excellent schools, beautiful green spaces and easy access to Trentham Gardens, Newcastle-under-Lyme and major transport links including the A34, A50 and M6. Everyday amenities, leisure facilities and well-regarded schooling are all close by, making this an ideal setting for families and professionals alike.

Council Tax band: D

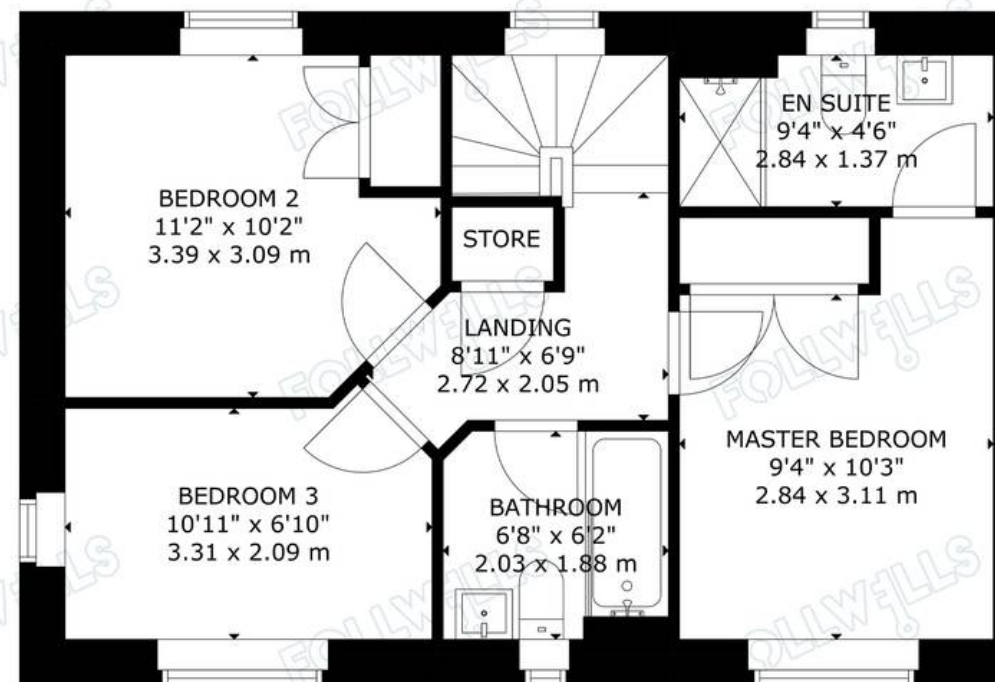
Tenure: Freehold

EPC Energy Efficiency Rating: B





GROUND FLOOR



FIRST FLOOR