



 **4**
Bedrooms

 **2**
Bathrooms

 **1**
Reception

SAMUEL
MAKEPEACE
BESPOKE
ESTATE AGENTS

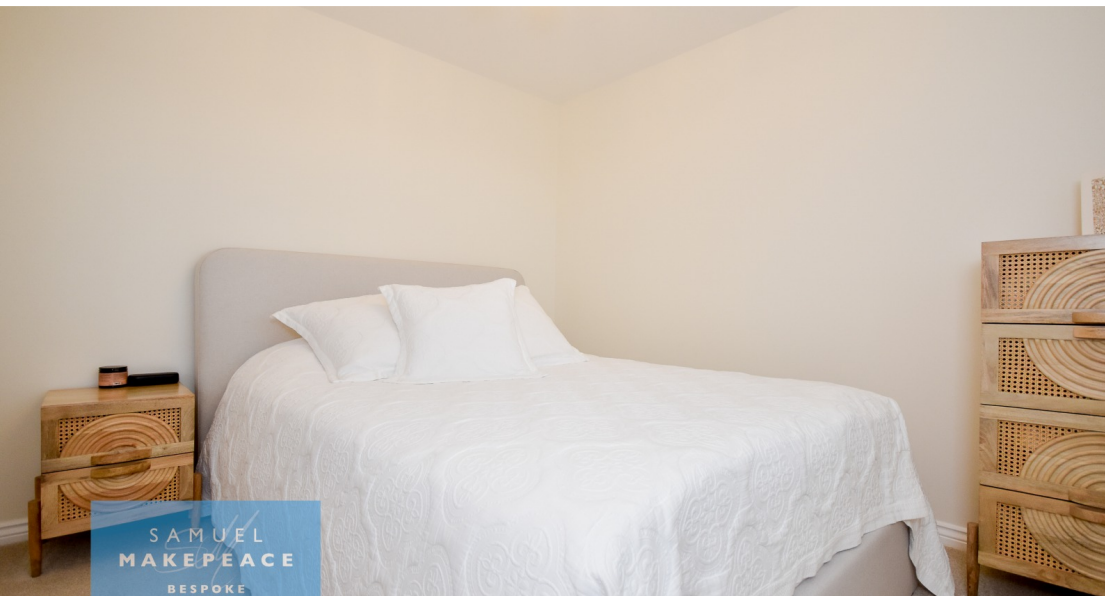


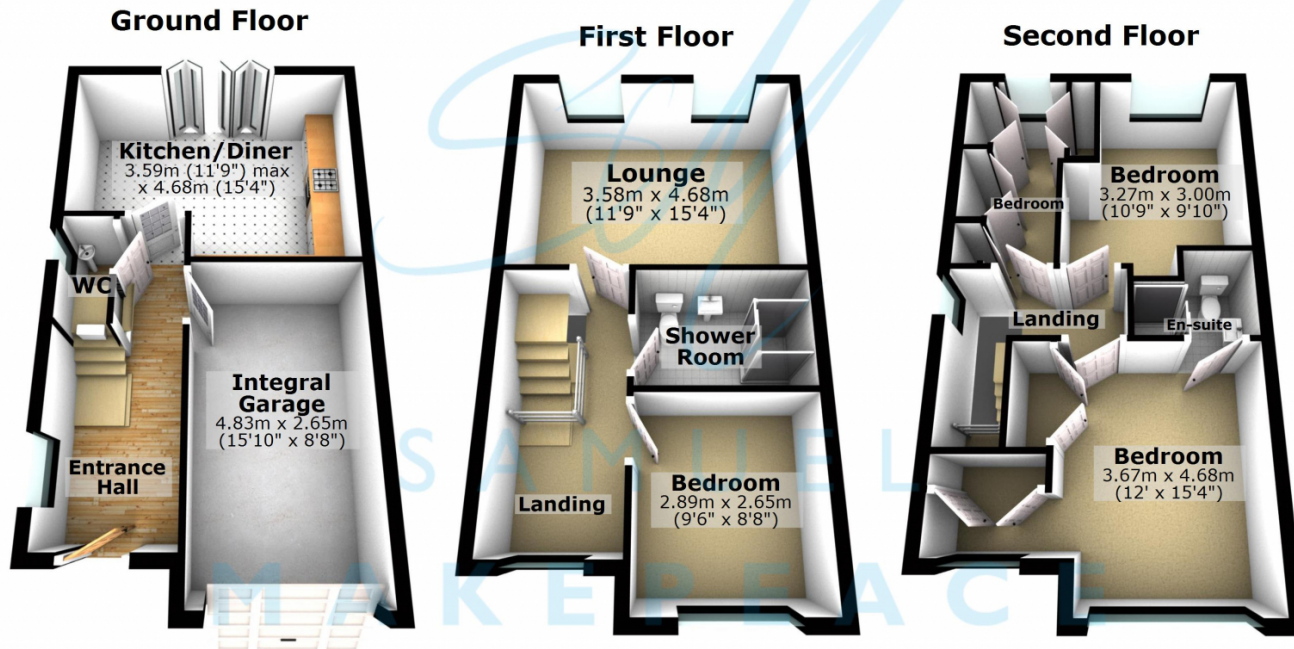
- **FOUR BEDROOM THREE STOREY TOWNHOUSE**
- **STUNNING SHOW-HOME STANDARD THROUGHOUT**
- **PRIVATE CUL-DE-SAC POSITION**
- **BEAUTIFUL OPEN VIEWS OF GREENERY**
- **INCREDIBLE OPEN PLAN KITCHEN/DINER WITH BI-FOLD DOORS**
- **SPACIOUS LOUNGE WITH PLUSH CARPETING**
- **LUXURIOUS MASTER SUITE**
- **LANDSCAPED LOW MAINTENANCE REAR GARDEN WITH COMPOSITE DECKING**
- **INTEGRAL GARAGE WITH ELECTRIC DOOR AND VERSATILE USE**



Definition of immaculate show-home living, found right here on Great Row Grove. Tucked away within the highly desirable Norton Heights development, occupying a peaceful private cul-de-sac with no through traffic, this exceptional four-bedroom townhouse is quite simply breathtaking from the moment you arrive. Overlooking greenery and mature trees to the front alongside a pedestrian footpath, the setting is every bit as impressive as the home itself. A block paved driveway provides off-road parking for two vehicles before the property instantly begins to impress. Step through the composite entrance door and the magic truly begins... The welcoming hallway immediately sets the tone for what is one of the most impeccably presented homes to come to market. Beautiful tiled flooring flows effortlessly throughout the ground floor whilst the interior styling feels as though it has been lifted directly from the pages of a luxury interiors catalogue. The kitchen/diner is simply stunning. Designed perfectly for both everyday living and entertaining alike, this incredible space boasts an array of high gloss cabinetry complemented by recently installed worktops and splashbacks, integrated appliances, cast iron radiators and ample dining space. The spectacular bi-fold doors create a seamless connection to the garden beyond, flooding the room with natural light and creating the ultimate sociable setting. Every inch has been finished to absolute perfection. Completing the ground floor is a stylish downstairs WC along with access into the integral garage, featuring an electric door, recently installed flooring and fantastic versatility. Currently utilised with gym equipment whilst still accommodating household appliances, this is a space adaptable to suit a variety of lifestyles. Ascend to the first floor and the elegance continues. The beautiful lounge offers generous proportions alongside luxurious plush carpeting, bespoke fitted shutters framing two windows overlooking the garden and elegant coving details. It is a room designed equally for relaxing evenings and stylish entertaining. The shower room on this floor deserves special mention – a true spa-like retreat. Showcasing exquisite floor and wall tiling, a gorgeous double shower cubicle and bespoke vanity units, it is quite simply stunning. The third bedroom is equally impressive, benefitting from bespoke shutters, plush carpeting and peaceful views overlooking the greenery to the front. Even the spacious landing has been thoughtfully finished with luxurious carpeting and additional shuttered windows. The top floor somehow manages to raise the bar even further. The fourth bedroom, currently fitted with an extensive range of fitted wardrobes, offers flexibility as a dressing room, nursery or home office. The second bedroom is an excellent-sized double room, beautifully presented and flooded with light. Then there is the master suite... A room that genuinely feels more like a luxury hotel than a traditional bedroom. Plush carpeting, fitted wardrobes, bespoke shutters and flawless décor combine to create a truly spectacular principal suite. The en-suite shower room continues the show-home feel perfectly, boasting a double shower cubicle, bespoke ceramic vanity sink unit and an eye-catching copper towel warming radiator, all finished with incredible attention to detail. Externally, the rear garden has been designed for year-round enjoyment whilst remaining wonderfully low maintenance. A porcelain tiled patio creates the perfect setting for outdoor dining before steps lead to an astro turfed area and further onto a raised composite decking space ideal for soaking up the sunshine. Gated side access to the front adds further practicality to this already outstanding home. Quite simply, Great Row Grove is not just a property – it is a home that has been styled, upgraded and cherished to an exceptional standard throughout. Rarely does a home combine luxury, warmth and flawless presentation quite like this. Contact Samuel Makepeace Bespoke Estate Agents Today!

Disclaimer: All property particulars are provided in good faith and are believed to be accurate to the best of our knowledge at the time of publication. Samuel Makepeace (Newcastle & Stoke) Ltd t/a Samuel Makepeace Bespoke Estate Agents cannot accept any responsibility for any errors, omissions, or misstatements. Prospective purchasers are advised to verify the details independently and should not rely solely on the information provided when making decisions. These particulars remain the property of Samuel Makepeace Bespoke Estate Agents Stoke on Trent, Newcastle Under Lyme & Alsager.





BESPOKE ESTATE AGENTS

Floorplans are provided as a guide only. All measurements are not to be relied upon. To confirm any measurements and layouts you must check yourself. Samuel Makepeace Bespoke Estate Agents do not accept any liability for the accuracy of this.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Great Row Grove, Norton Heights, Stoke-on-Trent

Scan me for more info

