SAMUEL MAKEPEACE
BESPOKE ESTATE AGENTS

Offers in excess of £350,000

Catterick Crescent, Trentham, Stoke-on-Trent



3 Bedrooms

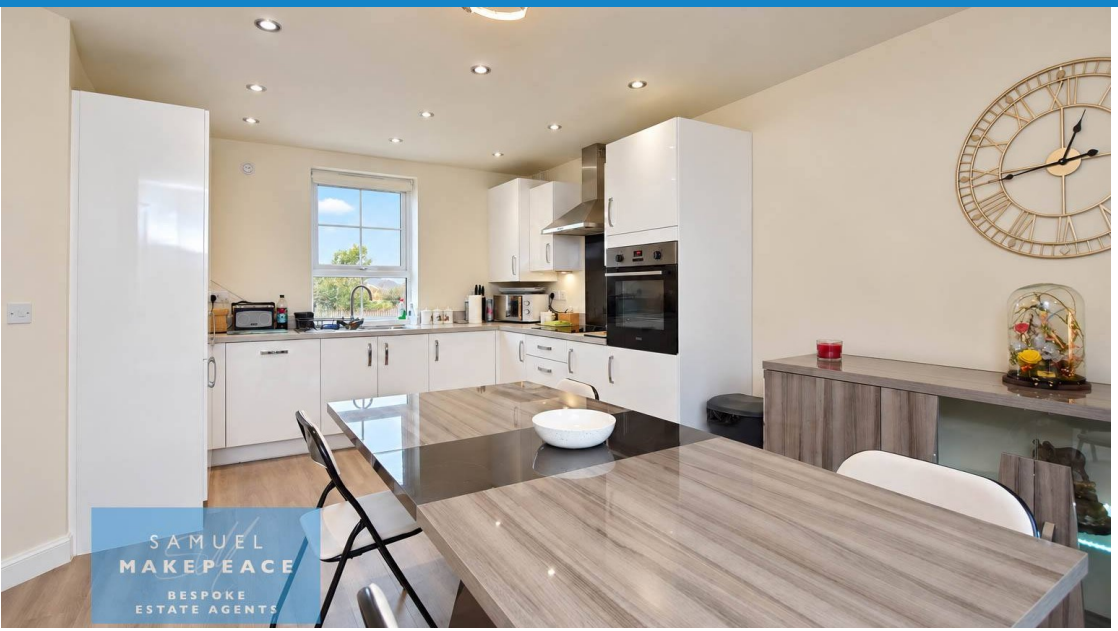
2 Bathrooms

1 Reception

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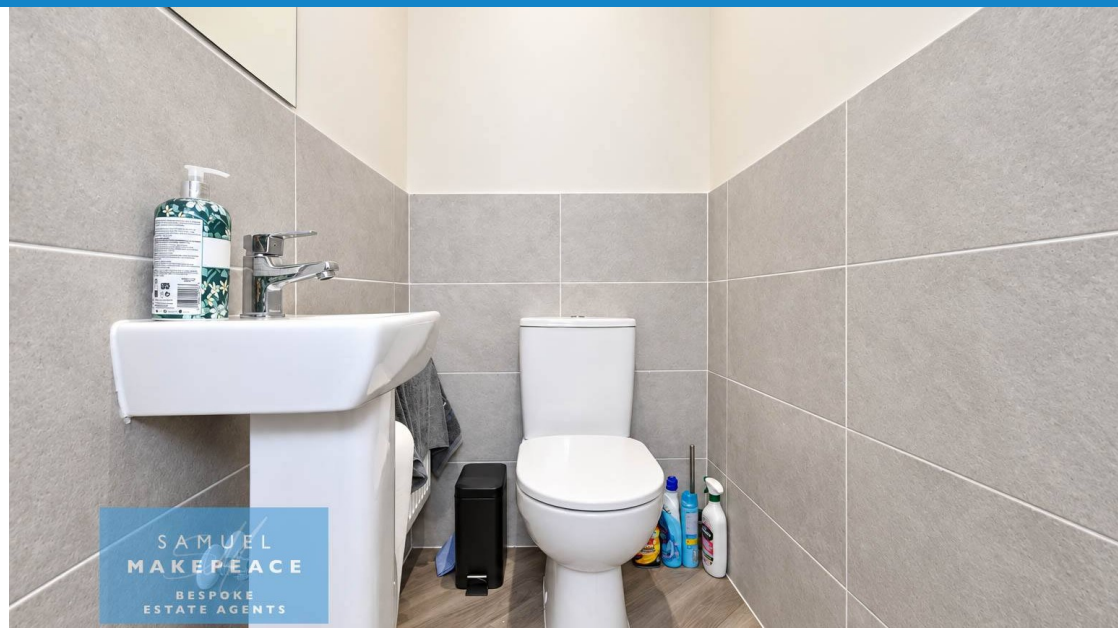
- STUNNING THREE-BEDROOM DETACHED FAMILY HOME
- JUST TWO YEARS OLD WITH REMAINING NEW-BUILD WARRANTY
- SPACIOUS KITCHEN/DINER WITH GLOSS CABINETRY AND INTEGRATED APPLIANCES
- BRIGHT AND AIRY LOUNGE WITH PATIO DOORS TO THE GARDEN
- MASTER BEDROOM WITH FITTED WARDROBES, EN-SUITE AND CANAL VIEWS
- GENEROUS REAR GARDEN AND POWERED SUMMERHOUSE
- DRIVEWAY PARKING FOR TWO TO THREE VEHICLES AND NO UPWARD CHAIN

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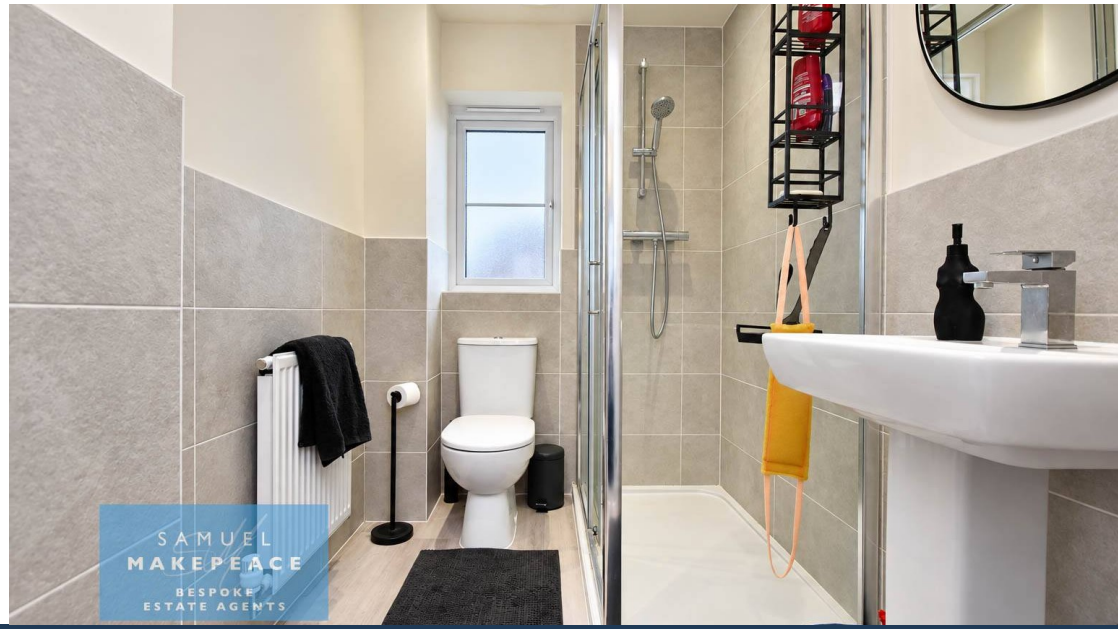
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Welcome to Catterick Crescent, where contemporary style, spacious living and picturesque canal views come together to create something rather special. Nestled within a highly desirable, recently developed estate in the ever-popular area of Trentham, this gorgeous three-bedroom detached home is just two years old, still benefits from its new-build warranty and is offered with NO UPWARD CHAIN! With its enviable position overlooking the canal, beautifully presented interiors and fabulous outdoor space, this home really does tick all the boxes.Set in an attractive position within the development, the property enjoys a generous lawned frontage and a private driveway providing parking for two to three vehicles. With greenery and the canal just opposite, there's a wonderful sense of openness that makes this home feel extra special.Step inside to a welcoming entrance hallway, complete with a handy storage cupboard and access to all the ground-floor accommodation.Let's start with the heart of the home. The fabulous kitchen and dining room combines style and practicality effortlessly, featuring sleek gloss cabinetry, integrated appliances including a fridge/freezer and dishwasher, and ample space for a family dining table. A large front-facing window frames lovely views across the greenery towards the canal, while patio doors open directly onto the rear garden. Whether it's morning coffee with a view or dinner with friends, this is a space made for making memories.Across the hallway, the generously proportioned lounge is equally impressive. Bright, airy and wonderfully spacious, this lovely room enjoys a large front-facing window showcasing those delightful canal views, with patio doors opening onto the garden. Natural light flows beautifully through the room, making it the perfect place to relax and unwind.A convenient downstairs WC completes the ground floor.Heading upstairs, the space and style continue. A bright and spacious landing benefits from two windows, a useful airing cupboard and plush carpeting flowing throughout the first floor, excluding the bathrooms.The impressive master bedroom is a wonderful retreat, offering generous double proportions, fitted wardrobes and a sleek en-suite shower room with stylish tiling. Better still, you'll wake up to those beautiful canal views. Two further bedrooms, both benefiting from fitted wardrobes, provide flexible spaces for family, guests or home working. Completing the first floor is the contemporary family bathroom, featuring a bath with overhead shower.And the outside space? There's even more to fall in love with.The rear garden is a fantastic extension of this beautiful home, offering a paved patio perfect for alfresco dining, a lovely lawn and recently installed composite decking creating a stylish additional seating area. Whether you're entertaining friends or soaking up the sunshine, there's plenty of room to enjoy.And as an extra special bonus, there's a charming summerhouse complete with electricity. Perfect as a garden retreat, hobby room, home-working space or somewhere to entertain, it's a fabulous addition with endless possibilities.

Don't let this one drift by – Contact Samuel Makepeace Bespoke Estate Agents Today!

Disclaimer:

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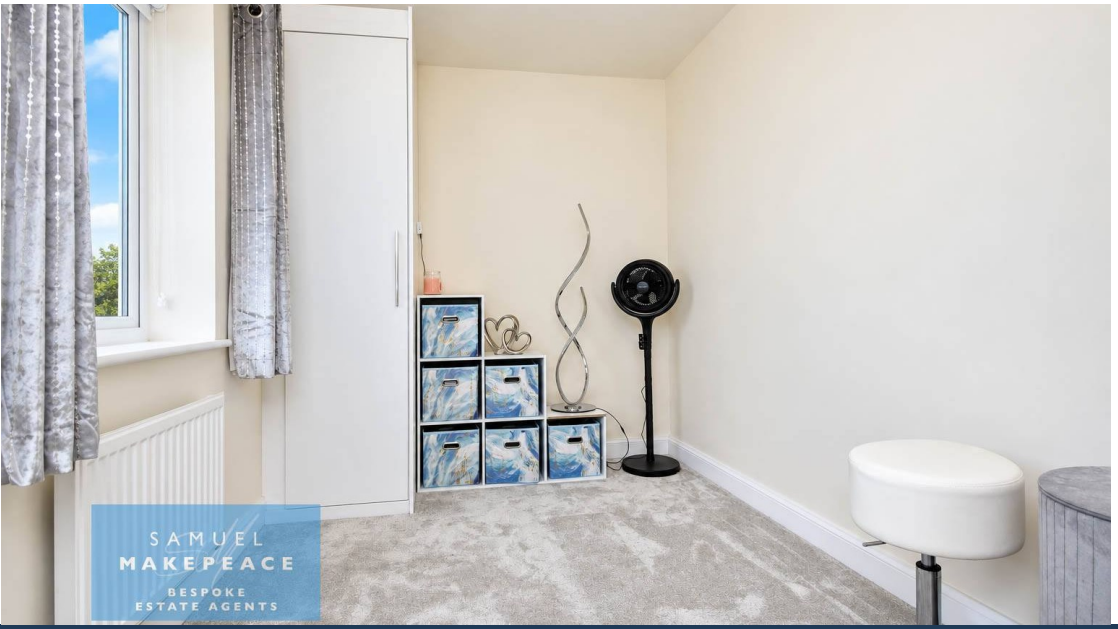
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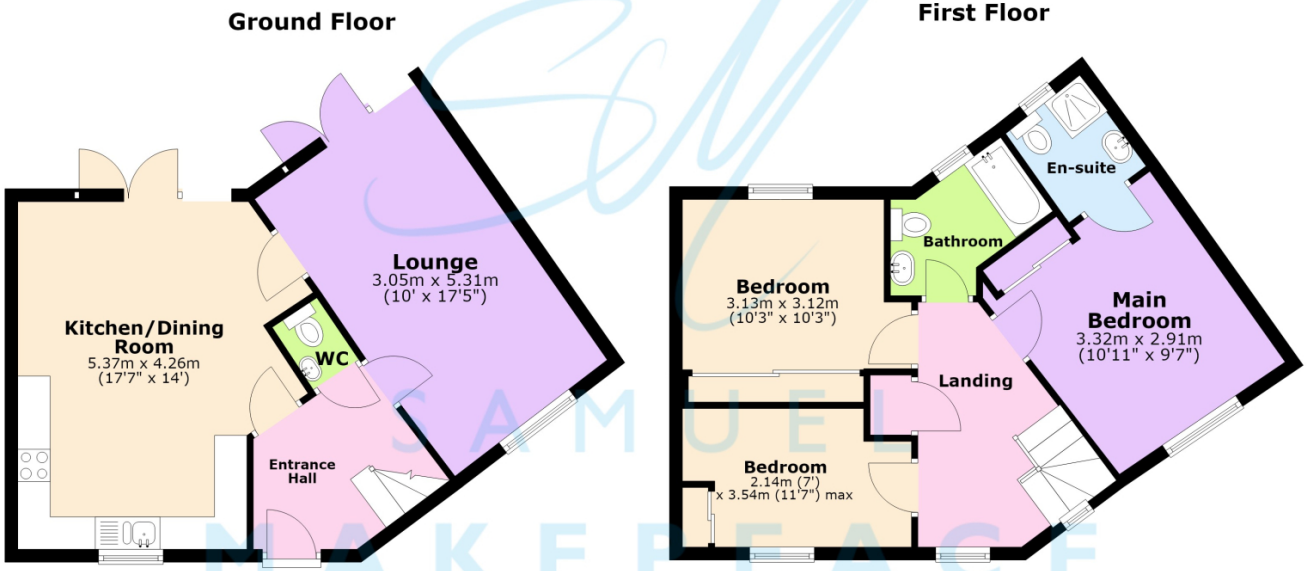




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Total area: approx. 90.2 sq. metres (970.5 sq. feet)

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.



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