



29, Cardigan Grove, Trentham, ST4 8XY



**Offers** **£290,000**  
**Around**

You will be kicking yourselves if you miss this one! A beautifully presented, fully renovated detached house which occupies one of the largest plots in this popular residential suburb. The house has undergone a top to bottom renovation and offers comfortable, well appointed accommodation comprising; sitting room, open plan dining kitchen with French doors opening to the gardens, three bedrooms and stylish modern shower room. Step outside and you will discover a huge plot, with plenty of parking and gardens to three sides which offer scope to extend the house without having to sacrifice outside space. Great location with open aspect to one side, plenty of dog walking opportunities right from the doorstep and convenient for everything that Trentham and the surrounding area has to offer. Modern gas fired central heating and upvc double glazed windows throughout.



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<https://www.tgprop.co.uk>



#### Entrance Hall

Welcoming reception area with part glazed composite front door and stairs to the first floor landing.

#### Lounge

Comfortable sitting room which features a large front facing picture window and chimney breast with feature fireplace. TV aerial connection & radiator. Opening through to the dining kitchen.

#### Dining Kitchen

Bright and spacious kitchen with space for dining, featuring two rear facing windows overlooking the garden and French doors to the side opening to the garden and patio. The kitchen features a range of wall and base cupboards with painted Shaker style cabinet doors and coordinating grey granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel gas hob with matching extractor hood and built-under electric oven, fully integrated dish washer, washer/dryer, fridge and freezer. Part ceramic tile wall and tiled floor. Pantry cupboard. Radiator. Half glazed door to the side of the house.

#### Landing

Access hatch to loft space with pull down ladder. Window to the side of the house.

#### Bedroom 1

Double bedroom with two windows to the front of the house, built-in wardrobe and separate airing cupboard. Radiator.

#### Bedroom 2

Window to the rear of the house. Radiator.

#### Bedroom 3

Window to the rear of the house. Radiator.

#### Shower Room

With a stylish modern suite featuring; corner shower enclosure with glass screen and thermostatic rain shower, vanity basin and WC. Tiled shower enclosure and part tiled walls and floor. Chrome heated towel radiator.

#### Outside

The house occupies arguably one of the largest plots on this development, at the end of the cul-de-sac with large gardens to the front, rear and side, offering oodles of space to extend the house if required (subject to planning). The gardens are mainly lawn with established hedges and borders together with several paved patio areas with opportunity to enjoy sunshine throughout the day. Large frontage with ample parking for several cars.

#### General Information

Services; Mains gas, electricity, water & drainage. Gas central heating

Tenure; Freehold

Council Tax Band C

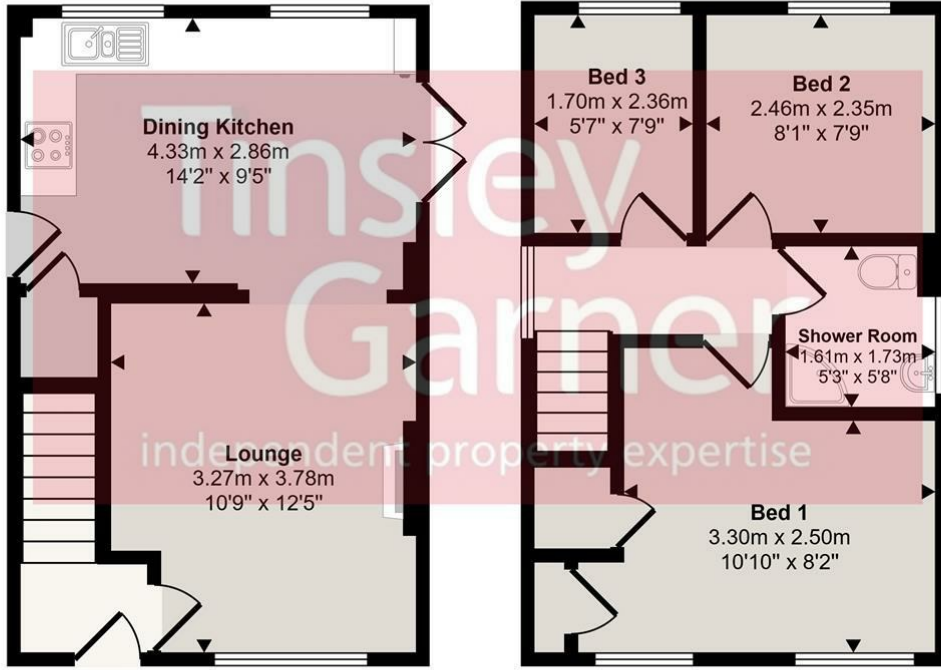
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



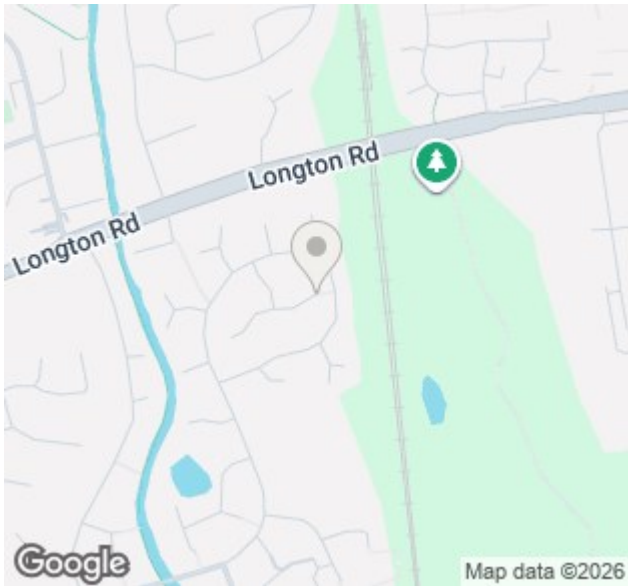
Approx Gross Internal Area  
59 sq m / 634 sq ft



Ground Floor  
Approx 29 sq m / 317 sq ft

First Floor  
Approx 29 sq m / 317 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		