



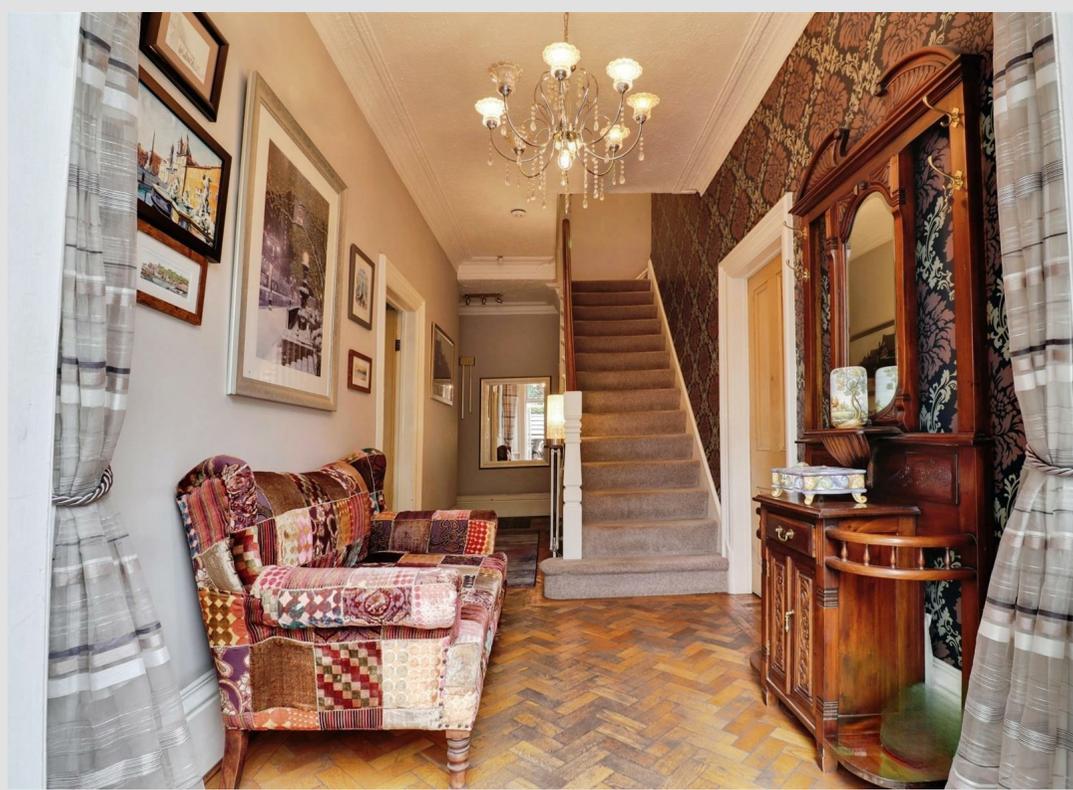
2 MEADOW LANE, TRENTHAM, STOKE-ON-TRENT, ST4 8DH

£539,950

Nestled on Meadow Lane in Trentham, this splendid four-bedroom Victorian semi-detached house offers a perfect blend of traditional charm and modern living, making it an ideal family home. Upon arrival, you are greeted by electric gates leading to a spacious driveway that comfortably accommodates multiple vehicles, ensuring convenience for both family and guests.

The ground floor is thoughtfully designed for both relaxation and entertaining. At its heart lies an open-plan kitchen and dining area, perfect for family gatherings and social occasions. Adjacent to this space, a generous pantry and a large utility room enhance the home's practicality, with the utility room connecting to a convenient office space, complete with a W.C. and built-in storage, ideal for work or study.

Two inviting reception rooms grace the ground floor, each offering delightful views of the garden. The first reception room features a bright lounge with a log burner and a bay window, creating a warm and welcoming atmosphere. The second reception room, adorned with floor-to-ceiling panelling and another wood burner, serves as a snug retreat for quiet evenings. A convenient downstairs W.C. adds to the home's functionality.



The main entrance hall is a striking feature, showcasing a grand staircase, parquet flooring, and French doors that open to a delightful garden space. The outdoor area boasts a large grass section, a boarded gravel area, and a outbuilding, making it a great space for hosting gatherings.



Ascending to the upper floor, you will find four bedrooms. The master bedroom includes an en-suite shower room, while the second bedroom offers versatility for various uses. The third bedroom features built-in wardrobes and its own en-suite, and the fourth bedroom is also well-proportioned, complete with a shower. A family bathroom and a separate W.C. complete this level.



Outside, the property features a converted double garage, currently used as a storage room.

Ground Floor

Utility

11'6" x 6'1"

Study W.C.

9'8" x 2'10"

Office/Study Room

22'2" x 9'10"

Kitchen

12'4" x 14'2"

Pantry Room

4'6" x 11'8"

Dining Room

13'7" x 15'5"

Entrance Hall

7'0" x 22'3"

Reception Room One

13'11" x 17'5"

Reception Room Two

12'7" x 15'1"

Ground Floor W.C.

4'11" x 4'9"

Understairs Storage Room

First Floor

Master Bedroom

17'11" x 14'5"

Ensuite

9'7" x 4'8"

Bedroom Two (Storage Room)

7'0" x 11'11"

Bedroom Three

12'7" x 11'6"

Ensuite

11'5" x 6'0"

Bedroom Four

13'7" x 13'3"

Family Bathroom

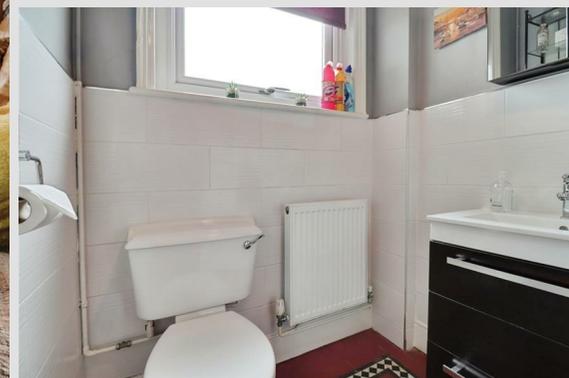
9'11" x 4'5"

W.C. (First Floor)

4'9" x 1'9"

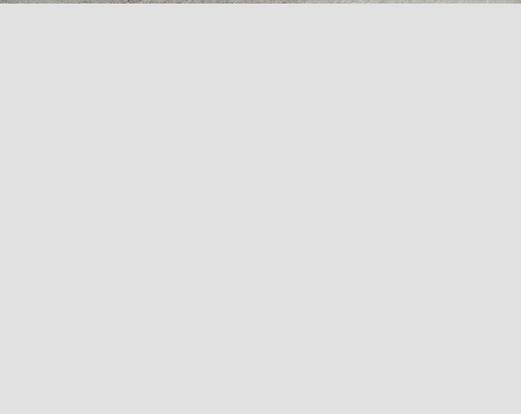
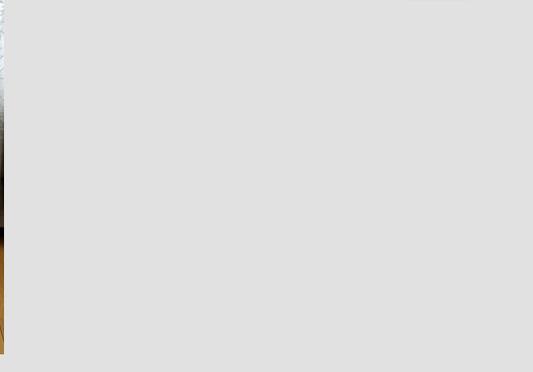
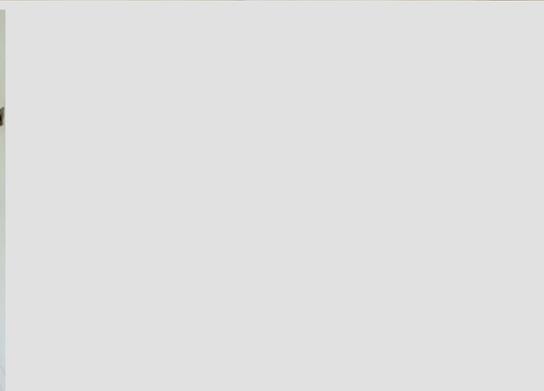
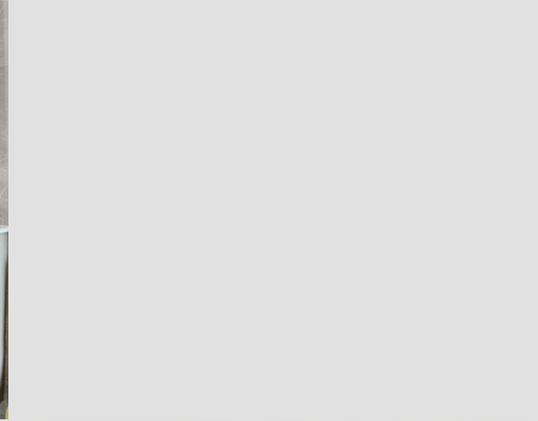
Converted Garage

21'11" x 17'5"



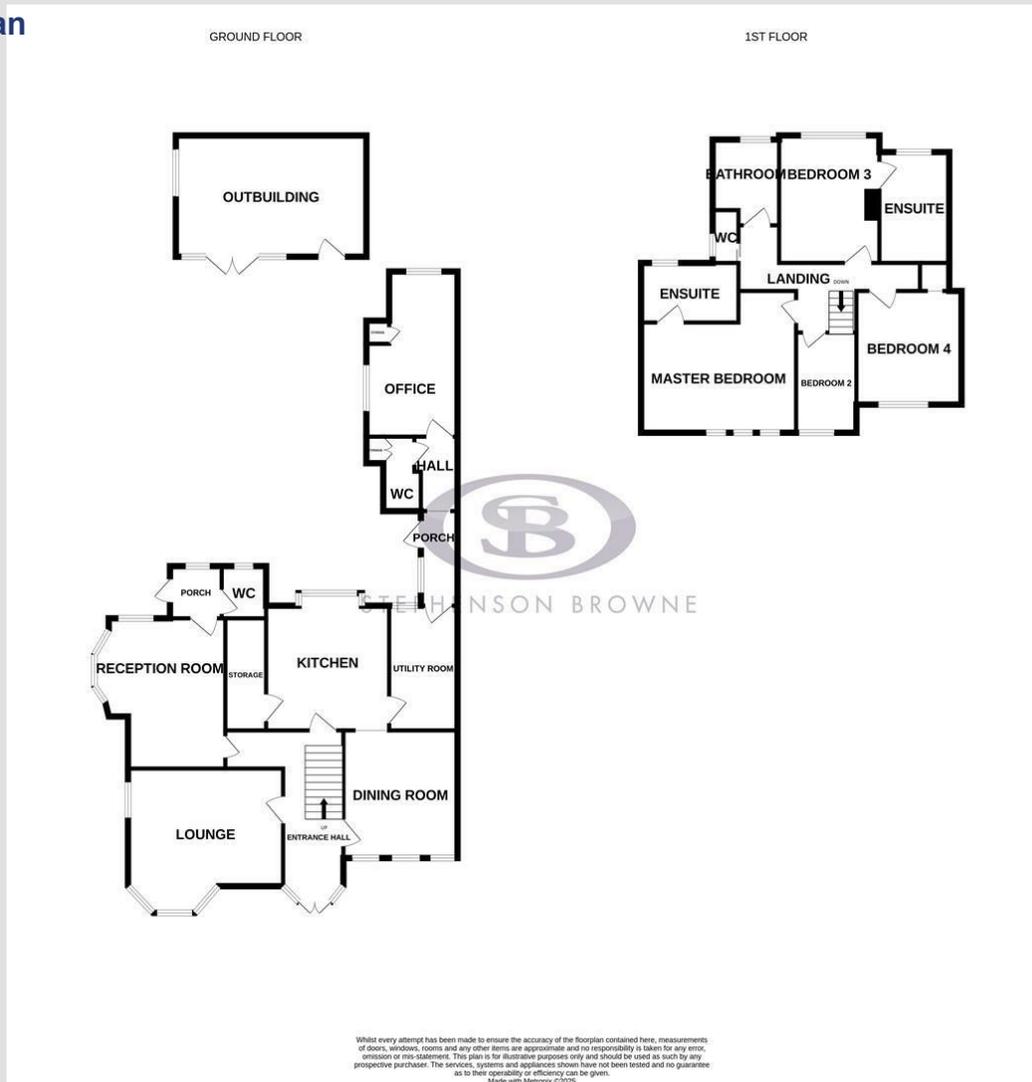
- Semi-detached Period Property
- Four Spacious Bedrooms
- Large Open Plan Kitchen And Dining Room Area With Separate Pantry
- Highly Sought After Location and Excellent Position
- Two Generous Reception Rooms With Large Bay Windows
- Spacious Office/Study Room with W.C.
- Modern, High Spec Bathrooms Throughout
- Converted, Detached-Double Garage Providing Amble Storage
- Vast Graveled Driveway
- Council Tax Band- E Council- Stoke-On-Trent City Council Tenure- Freehold



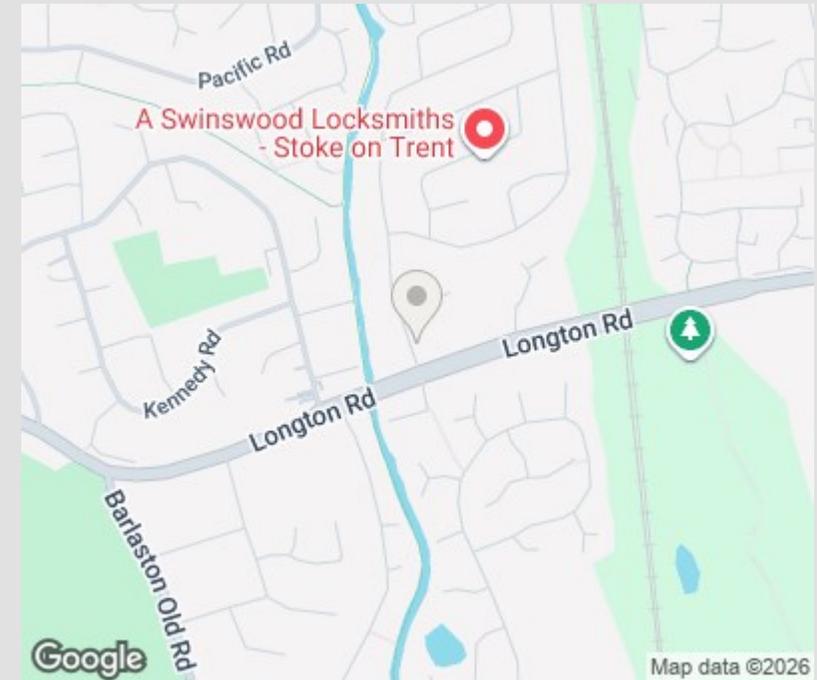




Floor Plan



Area Map



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		61	
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment for this property or require further information.

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