



STEPHENSON BROWNE

Pembrey Drive, Trentham, Stoke-On-Trent

ST4 8GS



£276,000

Description

This beautifully presented brand new three-bedroom home is ideally located in the sought-after area of Trentham, offering modern living throughout and perfect for families, first-time buyers, or professionals alike. Finished with a blank canvas and neutral décor throughout, the property is ready for buyers to make it their own.

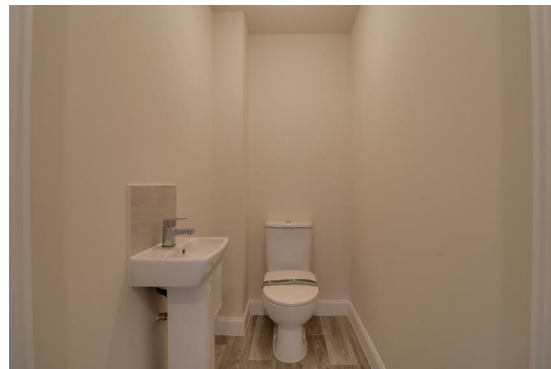
The ground floor features a welcoming entrance leading to a spacious living room at the front, providing a bright and comfortable space to relax. To the rear, the property boasts a stylish kitchen diner, ideal for both everyday living and entertaining, with French doors opening out onto a generous rear garden, creating a seamless indoor-outdoor feel. Additional benefits include a convenient downstairs W.C. and a useful understairs storage cupboard.

Upstairs, the property offers three well-proportioned bedrooms, including a main bedroom with a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, and there is also a handy storage cupboard located on the first-floor landing.

Externally, the home benefits from a long rear garden, perfect for outdoor enjoyment, along with off-road parking for two vehicles to the front.

Finished to a high standard throughout, this superb new build offers a fantastic opportunity to own a stylish, low-maintenance home in a desirable location.

Tenure- Freehold
Council- Stoke-On-Trent
Council Tax Band- C



Room Descriptions

Ground Floor

Living Room

13'7" x 11'9"

Entrance Hall

5'8" x 5'2"

Downstairs W.C.

3'5" x 5'5"

Understairs Storage

8'8" x 2'11"

Kitchen/Diner

15'0" x 9'11"

First Floor

Bedroom One

11'10" x 12'0"

Ensuite

5'6" x 6'2"

Bedroom Two

10'7" x 7'10"

Bedroom Three

6'10" x 9'6"

Bathroom

6'3" x 5'6"

Storage Cupboard

2'8" x 1'3"

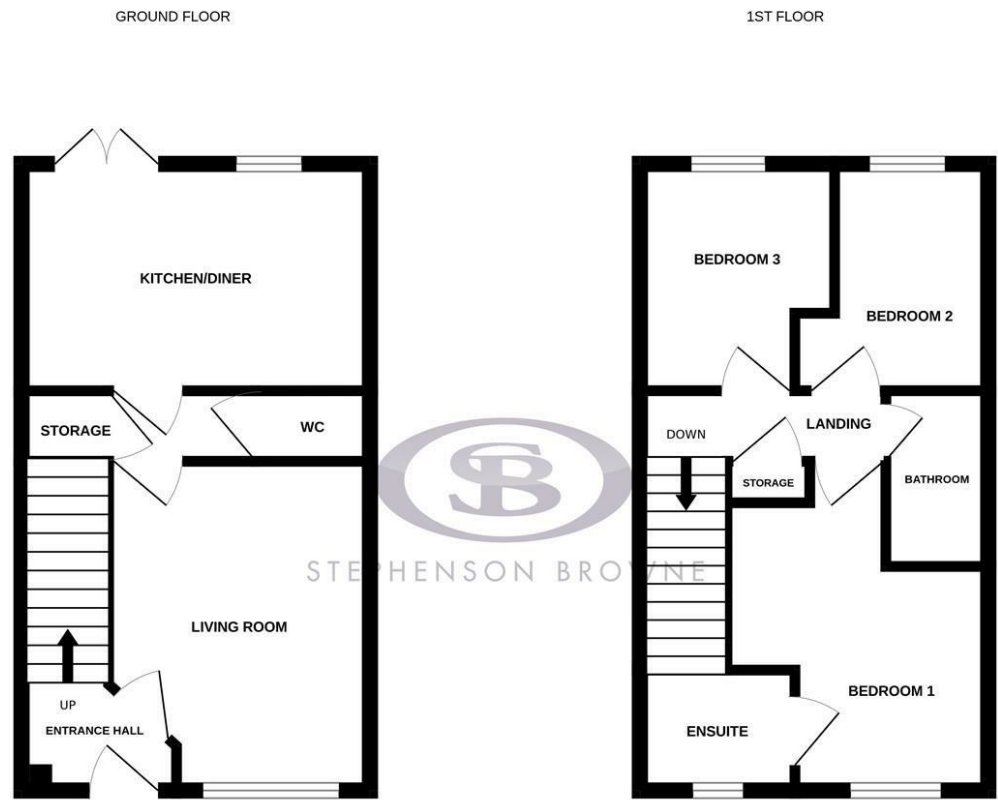
Stephenson Browne AML Disclosure

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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

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Area Map



EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		

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