

# Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



# Austerberry™

3 The Parks, Trentham Lakes, Stoke-On-Trent, ST4 8JQ

Open To Offers

£270,000

- An Impressive Town House
- Extensive Three Storey Accommodation
- Master Bedroom With En-Suite
- Four Bedrooms
- South Facing Garden
- Garage
- EV Charger
- Ideal Location For M6/A50 & Local Schools

## AN IMPRESSIVE THREE STOREY HOME WITH FOUR FANTASTIC BEDROOMS!

Extensive and exceptional accommodation is on offer here at one of the best homes currently on the housing market, 3 The Parks, Trentham Lakes!

This excellent family home benefits from a south facing patio style garden to the rear which can also be utilised as a car parking area complete with EV charger and it also has the benefit of a nearby single garage and tarmac drive.

Step inside the house and you will soon realise that the property offers extensive and impressive accommodation. On the ground floor there is a fourth bedroom, which is no box room but can easily be utilised as a study and the large and well fitted combined kitchen with dining area is to the rear of the house with a door leading into the patio garden.

At first floor level there is a comfortable lounge with Juliet balconies and a third bedroom. Whilst on the second floor of the house is the master bedroom with a swanky en-suite shower room, the relaxing family bathroom and bedroom two.

This house benefits from a British Gas installed central heating boiler in recent years together with a new hot water cylinder, has UPVC double glazing throughout and is in an extremely popular location, conveniently close to the M6 access at junction 15, the A50, award winning schools and a nearby shopping centre.

See our online virtual tour and for more information call or e-mail us.



## GROUND FLOOR

### ENTRANCE HALL

Double glazed glass panelled entrance door. Wood effect laminate flooring. Radiator. Stairs to the first floor

### CLOAKROOM/WC

5'1 x 3'5 (1.55m x 1.04m)

Flooring to match the entrance hall. Modern white suite consisting of a white low level wc and pedestal wash basin with a contemporary mixer tap. Part tiled walls. Extractor. Radiator. Spotlights.

### BEDROOM FOUR

8'10 x 8'4 max (2.69m x 2.54m max)

Laminate flooring. Radiator. UPVC double glazed window with fitted blind. Under stairs storage cupboard.

### KITCHEN AND DINING ROOM

15'6 x 12'5 (4.72m x 3.78m)

Flooring to match the entrance hall. Double radiator. Excellent range of wall cupboards and base units with a pale timber effect finish, granite effect work surfaces and glass display cabinets together with a Canon eight burner gas hob, double oven, grill and warming drawer, stainless steel cooker hood, integrated dishwasher, washing machine, fridge and freezer. Part tiled walls. Concealed gas central heating boiler. UPVC double glazed window with fitted blind and a double glazed panelled door leading to the rear garden. Feature uplighting. Recessed ceiling spotlights. Space for an American-style fridge freezer. Wood effect laminate flooring. Radiator.

## FIRST FLOOR

### LANDING

Fitted stair and landing carpet. Radiator. Airing cupboard with hot water cylinder. Stairs to the second floor.

### LOUNGE

15'6 x 11'11 (4.72m x 3.63m)

Laminate flooring. Radiator. Feature fireplace with living flame electric fire. Two UPVC double glazed French double doors with Juliet balconies. Professionally fitted soundproof wall.

### BEDROOM THREE

12'6 x 8'10 (3.81m x 2.69m)

Laminate flooring. Two radiators. Two UPVC double glazed windows with fitted blinds.

## SECOND FLOOR

### LANDING

Fitted stair carpet. Wood effect laminate flooring. Access to the loft via a drop down ladder. W

### MASTER BEDROOM

12'5 x 10'11 max (3.78m x 3.33m max)

Wood effect laminate flooring. Two radiators. Two UPVC double glazed windows with fitted blinds. Built in wardrobe.

### EN-SUITE SHOWER ROOM

Grey laminate flooring. Part tiled walls. Double radiator. White suite consisting of a circular wash basin within a walnut-effect storage cabinet, low level wc and a walk in shower. Extractor.

### FAMILY BATHROOM

6'10 x 4'10 (2.08m x 1.47m)

White suite with rain head shower and screen over the bath, low level wc and pedestal wash basin. Aqua panelled walls. Radiator. Extractor.

### BEDROOM TWO

12'6 x 8'11 (3.81m x 2.72m)

Wood effect laminate flooring. Two radiators. Two UPVC double glazed windows with fitted blinds. Built in double wardrobe.

### OUTSIDE

There is a south facing low maintenance garden to the front of the property with wrought iron railings and block paving to the entrance door.

To the rear of the property there is a low maintenance South facing patio garden which is fully fenced with wide opening gates to provide vehicle parking and access to the EV charger. There is a tarmac driveway for one vehicle in front of a...

### SINGLE GARAGE

Up and over door.

N.B. The garage is detached from the property and not immediately adjacent to it.





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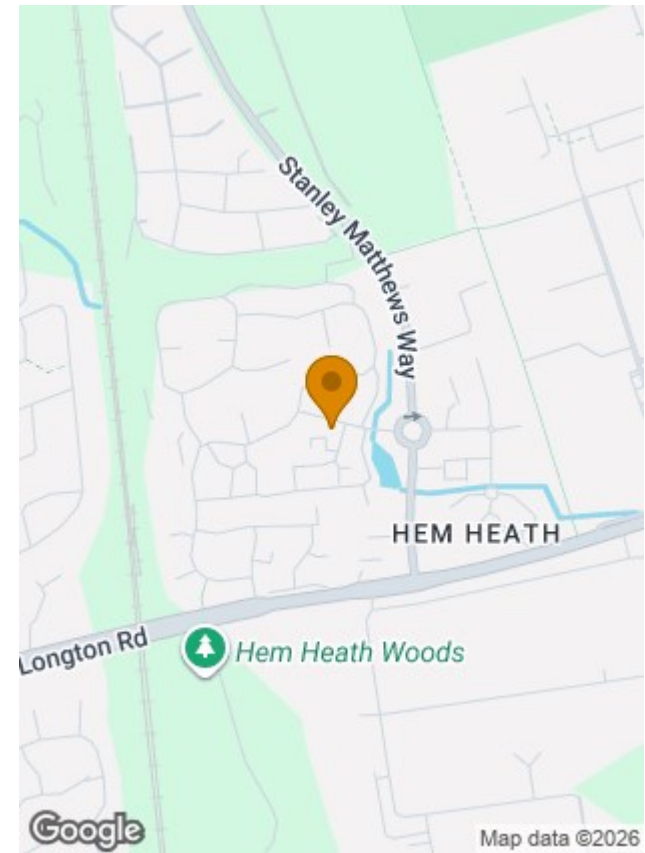


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| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 79                         | 89        |
| (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<br>2002/91/EC |           |



## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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