



4

Bedrooms



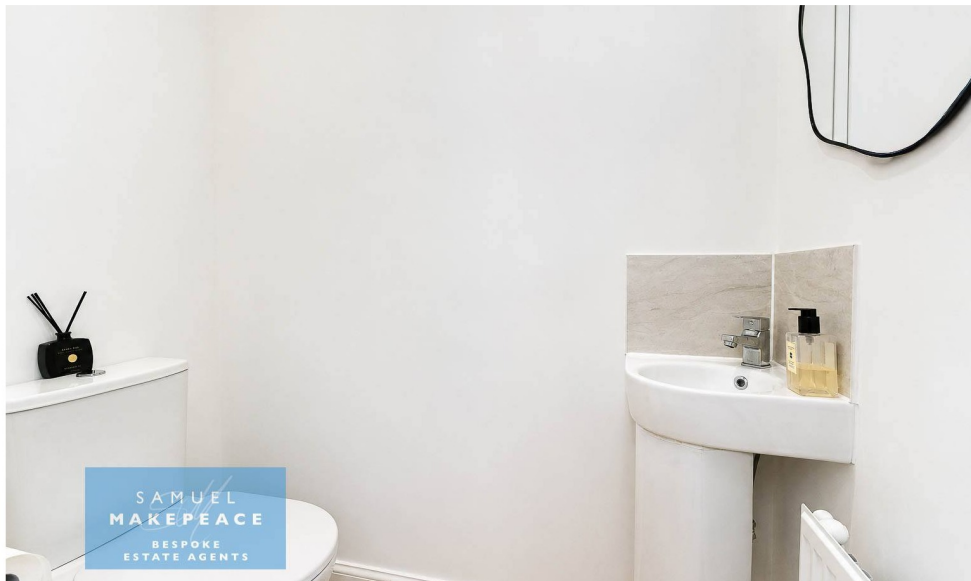
2

Bathrooms



2

Receptions



- BEAUTIFUL FOUR-BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN-PLAN KITCHEN AND DINING ROOM
- GREENERY AND CANAL VIEWS TO THE FRONT
- STYLISH LIVING ROOM
- PRINCIPAL BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- CONTEMPORARY FAMILY BATHROOM AND GROUND-FLOOR CLOAKROOM
- GENEROUS ENCLOSED REAR GARDEN
- DETACHED GARAGE AND DRIVEWAY PARKING
- NO UPWARD CHAIN



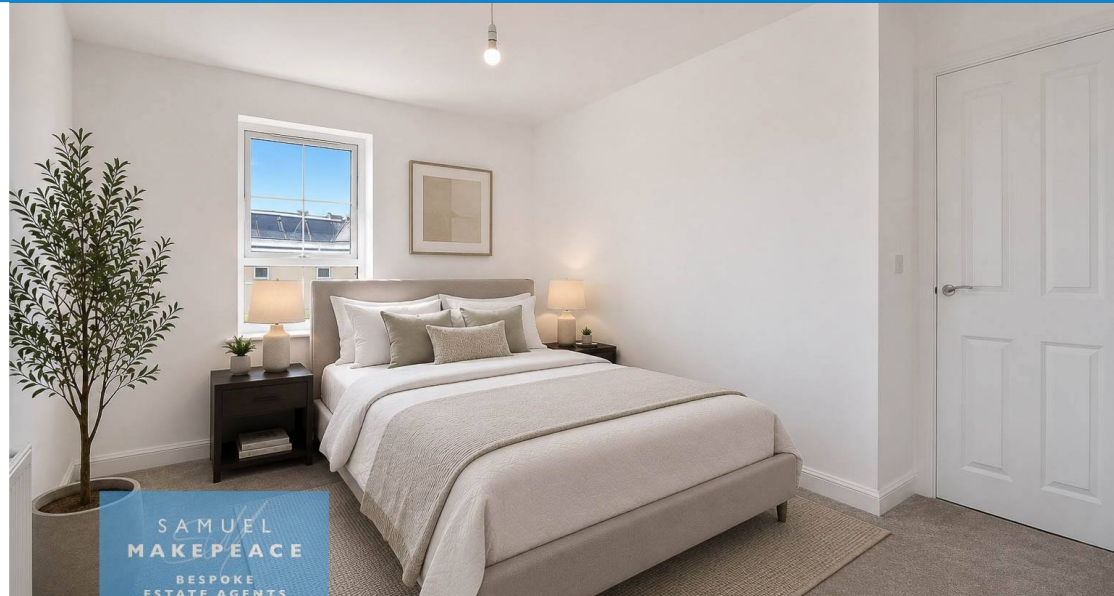
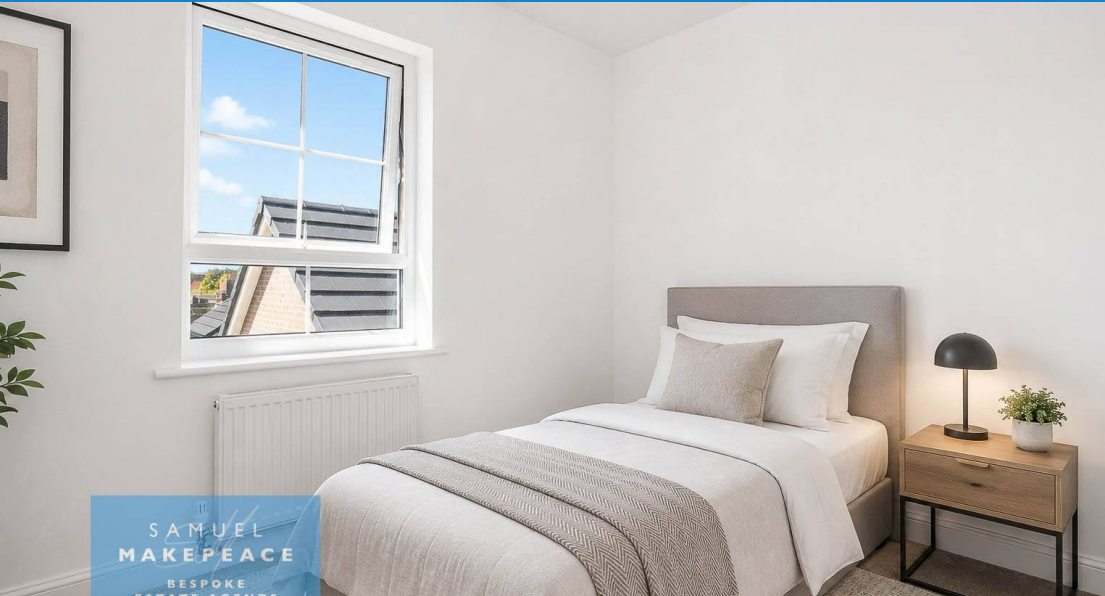
The CAT that got the cream on CATTERICK Crescent! This is one home you'll be feeling rather smug about. Occupying a generous plot on one of Trentham's most desirable modern developments, this exceptional four-bedroom detached family home is the perfect blend of style, space and sophistication. Immaculately presented from top to bottom, boasting breathtaking green views to the front and the tranquil sight of barges drifting along the Trent & Mersey Canal just moments away, this is modern family living at its absolute finest. Samuel Makepeace Bespoke Estate Agents are delighted to present this stunning residence on Catterick Crescent, Trentham – a home that effortlessly combines luxurious interiors with practical family living. Step through the front door and you'll immediately appreciate the care, attention and quality that has gone into every inch of this beautiful property. The welcoming entrance hallway is bright and elegant, featuring stylish herringbone flooring that sets the tone for the impeccable accommodation beyond. A convenient guest cloakroom and staircase to the first floor complete this impressive first impression. The true showstopper of the home is the magnificent open-plan kitchen, dining and family space. Designed as the social heart of the property, this room is guaranteed to steal the spotlight. Sleek contemporary cabinetry in rich dark tones is beautifully complemented by contrasting worktops, integrated appliances and a substantial central island that provides the perfect place for morning coffees, family breakfasts or entertaining guests. Flooded with natural light and finished with stylish recessed lighting, the space feels both luxurious and welcoming, while French doors seamlessly connect the indoors with the garden beyond. The adjoining living room offers a wonderful retreat at the end of the day. Beautifully decorated in calming neutral tones, this sophisticated space centres around a striking bespoke media wall, complete with timber slat detailing, an inset feature fireplace and space for a large wall-mounted television. French doors once again invite the outdoors in, creating a bright and airy atmosphere all year round. Upstairs, the quality continues. The principal bedroom is a sanctuary of comfort and style, featuring fitted wardrobes, elegant décor and a luxurious en-suite shower room that feels every bit boutique hotel-inspired. Three further bedrooms provide generous and versatile accommodation, whether for growing families, visiting guests or those needing dedicated home office space. The contemporary family bathroom serves the remaining bedrooms and is beautifully appointed with a modern white suite and high-quality finishes. Outside, the property is equally impressive. The generously sized rear garden has been thoughtfully landscaped to create an ideal space for family life, summer entertaining and outdoor relaxation. Predominantly laid to lawn with plenty of room for children to play, the garden enjoys a wonderful sense of privacy and is enclosed by a combination of fencing and attractive brick boundary walls. Access leads directly to the detached garage, providing additional storage and practicality. To the front and side, a driveway offers ample off-road parking and leads to the detached garage. An electric vehicle charging point adds a further touch of convenience, ensuring the home is perfectly suited to modern lifestyles. Positioned within this highly sought-after Trentham development, the property enjoys an enviable setting with attractive green open views to the front and the picturesque Trent & Mersey Canal nearby. Excellent schools, local amenities, countryside walks, commuter links and the ever-popular Trentham Gardens and Shopping Village are all within easy reach. A home that truly has it all – style, space, location and luxury. This stunning turnkey property is ready for its next owners to simply move in and enjoy.

**New Build Warranty Remaining**  
**EPC Rating – A**

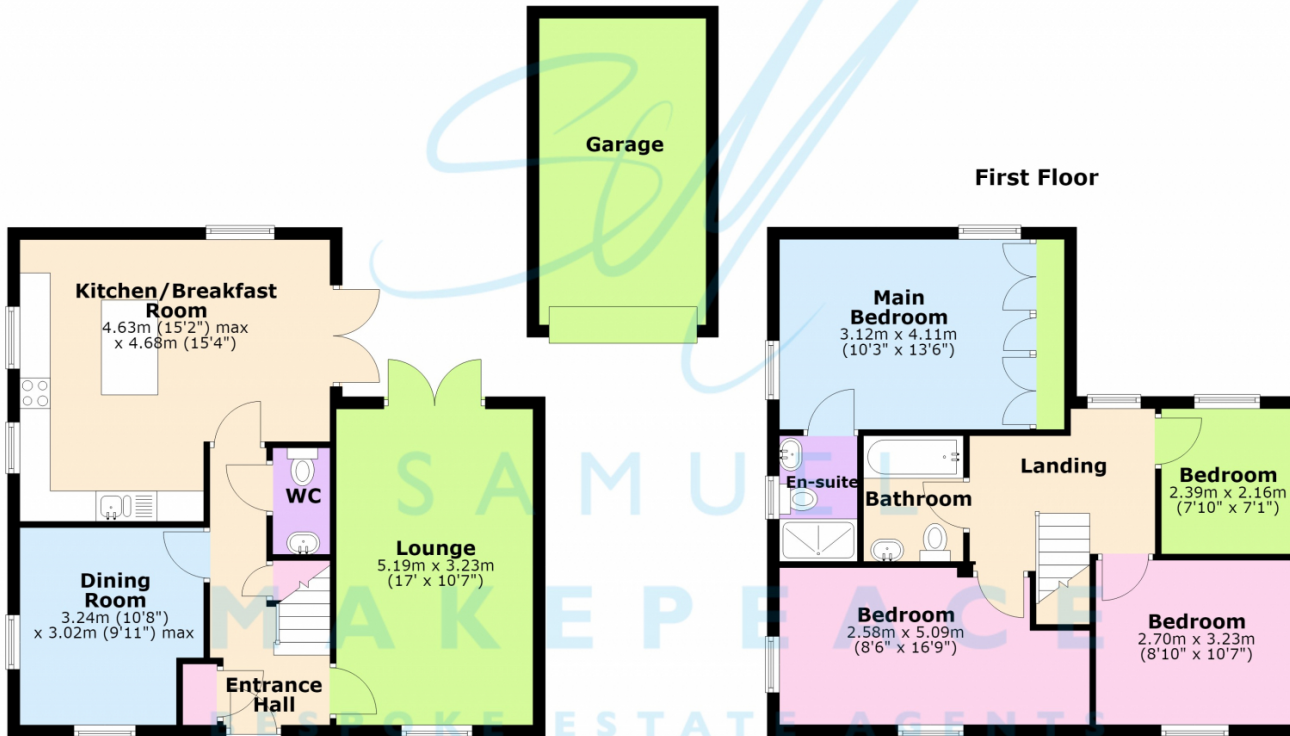
**Disclaimer:**

All property particulars are provided in good faith and are believed to be accurate to the best of our knowledge at the time of publication. Samuel Makepeace (Newcastle & Stoke) Ltd t/a Samuel Makepeace Bespoke Estate Agents cannot accept any responsibility for any errors, omissions, or misstatements. Prospective

purchasers are advised to verify the details independently and should not rely solely on the information provided when making decisions. These particulars remain the property of Samuel Makepeace Bespoke Estate Agents Stoke on Trent, Newcastle Under Lyme & Alsager.



Ground Floor



Total area: approx. 126.7 sq. metres (1363.9 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.

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92+) <b>A</b>                              | 92      | 92                                                                                                          |
| (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 |         |                                                                                                             |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

Address: Stoke-on-Trent, ST4

Scan me for more info

