



## 4 Aegean Close

ST4 8UL

**£280,000**



3



1



2



STEPHENSON BROWNE

## A Superb and Spacious Three-Bedroom Detached Family Home

Situated in the highly desirable area of Trentham, this superb and spacious three-bedroom detached home offers generous living accommodation, excellent parking, and a fantastic rear garden, making it an ideal choice for families. The property is conveniently located close to Trentham Gardens, with its shopping village, restaurants, and outdoor spaces, as well as a range of local schools, shops, and amenities. There is also easy access to Newcastle-under-Lyme, Stoke-on-Trent town centre, the A50, and the M6, making the location ideal for commuters.

To the front of the property is a large driveway providing parking for up to six vehicles, along with a gated side driveway leading to a detached garage and the garden at the rear.

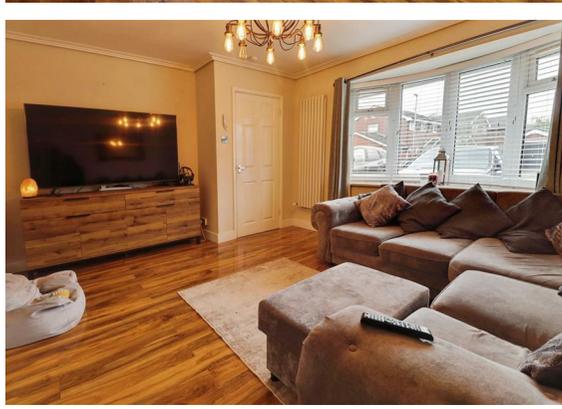
Inside, a bright entrance hallway leads to a spacious living room with a bay window to the front. To the rear is the kitchen-dining area, featuring a breakfast bar, ample worktop and storage space, and room for a dining table. This space flows into the conservatory, which overlooks the rear garden and provides an additional reception area.

Upstairs are three well-proportioned bedrooms, including two generous doubles and one single bedroom, with bedroom two benefiting from a built-in wardrobe area. A modern family bathroom completes the floor, along with a useful airing cupboard accessed from the bright landing. Externally, the rear garden is designed for low maintenance and enjoyment, featuring a paved patio seating area and a large astro-turf lawn. The property also benefits from new windows throughout.

Council Borough: Stoke-On-Trent City Council

Council Tax Band: B

Tenure: Freehold



## Ground Floor

### Living Room

11'3" x 14'2"

### Kitchen/Diner

17'6" x 10'1"

### Conservatory

8'11" x 10'2"

## First Floor

### Bedroom One

11'1" x 8'5"

### Bedroom Two

14'3" x 11'0"

### Bedroom Three

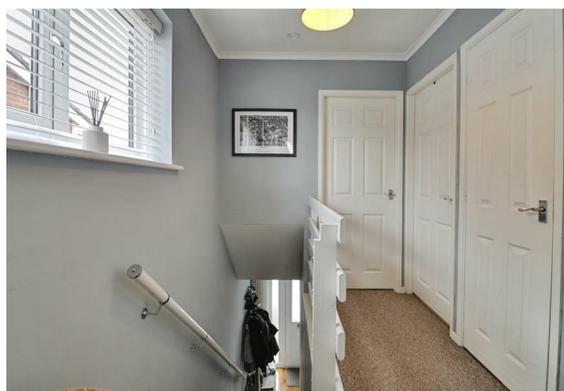
7'9" x 7'8"

### Bathroom

6'2" x 5'4"

### Stephenson Browne AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



- Superb & Spacious Detached Family Home located in the highly sought-after area of Trentham
- Three Well-Proportioned Bedrooms including two generous doubles and one versatile single room
- Bright Bay-Fronted Living Room offering a welcoming and comfortable main reception space
- Open Kitchen-Dining Area with breakfast bar, ample workspace, and room for family dining
- Light-Filled Conservatory overlooking the rear garden, ideal as an additional sitting area
- Large Front Driveway providing off-road parking for up to six vehicles
- Gated Side Driveway & Detached Garage offering secure parking and additional storage
- Attractive Rear Garden featuring a paved patio and a large low-maintenance astro-turf lawn
- Modern Family Bathroom & Built-In Wardrobe to bedroom two plus useful airing cupboard on the landing
- Excellent Location close to Trentham Gardens, local schools, amenities, and commuter links including the A50 and M6





# Floor Plan



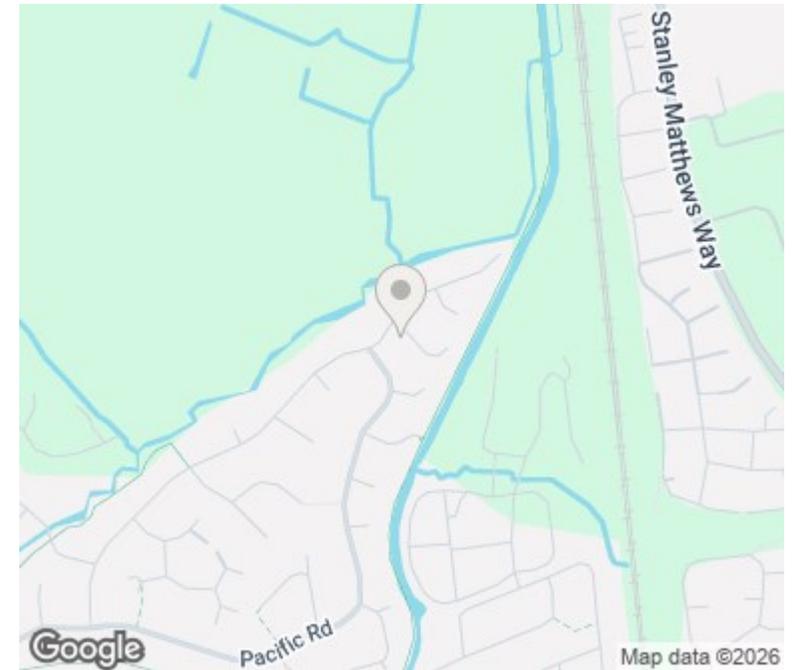
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

# Area Map



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		

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