



STEPHENSON BROWNE

Pacific Road, Stoke-On-Trent

ST4 8UD



£265,000



Description

Offered chain free, this attractive detached home is beautifully bright throughout and perfectly positioned in the highly sought-after area of Trentham. Known for its excellent local schools, strong community feel and fantastic amenities, Trentham offers easy access to a range of shops, supermarkets and leisure facilities, as well as the ever-popular Trentham Gardens with its shopping village, restaurants and scenic walks. The property also benefits from superb commuter links, with convenient access to the A50, A500 and M6, as well as nearby rail connections, making it ideal for families and professionals alike.

Step inside through the front entrance into a welcoming hallway, where you'll find internal access to the attached garage, ideal for secure parking or additional storage. From here, the home opens into a bright and inviting living room, featuring a gas fireplace and a beautiful bay window that floods the space with natural light. There is also handy downstairs storage, and an open flow leading through to the kitchen diner.

The kitchen diner provides a fantastic space for both everyday living and entertaining, with a glass door opening directly onto the rear garden. Outside, the property truly shines with a stunning landscaped, tiered garden. A patio seating area leads up to a well-kept lawn, which in turn rises to a raised bed area bordered by mature hedging. The garden is not overlooked, offering a rare sense of privacy and tranquillity.

Upstairs, the property features three bedrooms, including two spacious doubles and a third smaller room currently used as a dressing room or home office. The family bathroom serves all rooms, and there is the added benefit of an airing



cupboard for extra storage.
To the front, a generous driveway provides off-road parking for up to four vehicles plus the garage.
This is a superb opportunity to secure a detached home in a lovely location.



Viewing

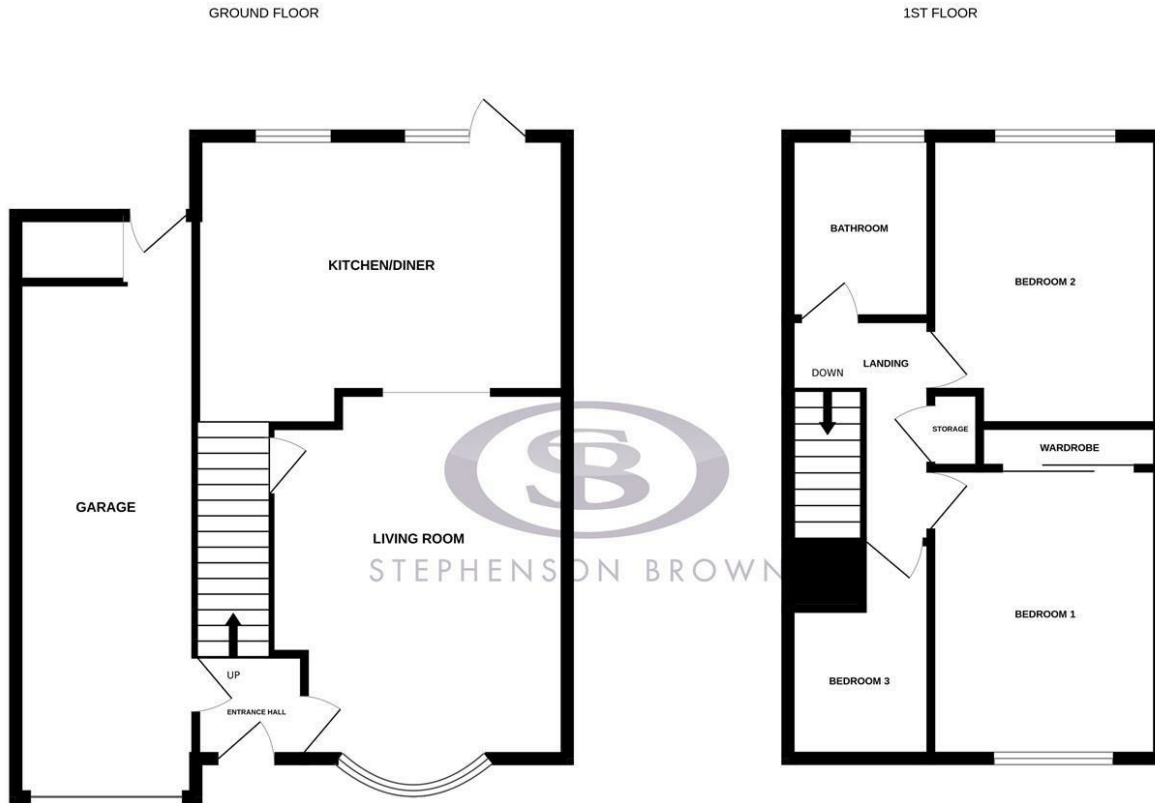
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.



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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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Area Map



EPC Rating

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	68	75

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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