



## 8 Trent Grove

ST5 4EW

Guide Price £260,000



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1



2



c



STEPHENSON BROWNE

Situated in the highly desirable and peaceful residential area of Trent Grove in Newcastle, this stunning home offers both style and convenience from the moment you arrive. Entering through the side-facing front door, you are welcomed into a bright entrance hall where the staircase features sleek, soft-touch opening under-stair storage that sits flush for a modern finish. From here, you also have access to the convenient W.C., and at the rear of the hallway is a handy utility room.

To the right, you step into the spacious and cozy living room, a warm and inviting area perfect for unwinding after a busy day. To the left, you enter the heart of the home, the beautifully designed kitchen-diner. Complete with integrated appliances and generous space for everyday family living and hosting, this high-spec room flows seamlessly into the conservatory. Featuring underfloor heating and French doors that open onto the low-maintenance garden, the conservatory offers an ideal year-round living space. Upstairs, the property boasts three well-proportioned bedrooms, each with built-in wardrobes for excellent storage. The modern family bathroom features a stylish walk-in shower, and the landing area remains bright and airy.

Externally, the home continues to impress with a spacious driveway providing parking for multiple vehicles, along with a semi-detached garage. The rear garden is fully paved for ease and low maintenance, offering the perfect spot for relaxing, entertaining, or enjoying outdoor dining.

Finished throughout to an exceptional standard and tastefully presented, this home is perfect for families, professionals, and anyone seeking a move-in-ready property in a prime location. With excellent local schools, amenities, commuter routes, and green spaces all close by, this impressive property on Trent Grove, Newcastle, is truly not to be missed.

Tenure- Freehold  
Council- Newcastle- Under- Lyme  
Council Tax Band- C



## Ground Floor

### Entrance Hall

5'5" x 13'6"

### Living Room

10'10" x 15'8"

### W.C.

3'11" x 1'10"

### Utility Room/ Storage

5'5" x 2'5"

### Kitchen/Diner

15'8" x 10'4"

### Conservatory

14'6" x 3'11"

## First Floor

### Bedroom One

15'8" x 11'11"

### Bedroom Two/ Office

7'0" x 11'6"

### Bedroom Three

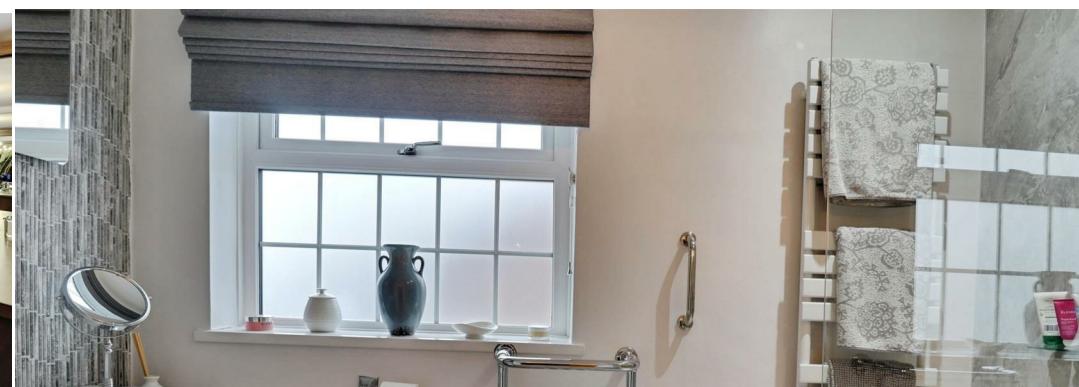
8'5" x 11'6"

### Garage

8'1" x 18'11"

### Stephenson Browne AML Disclosure

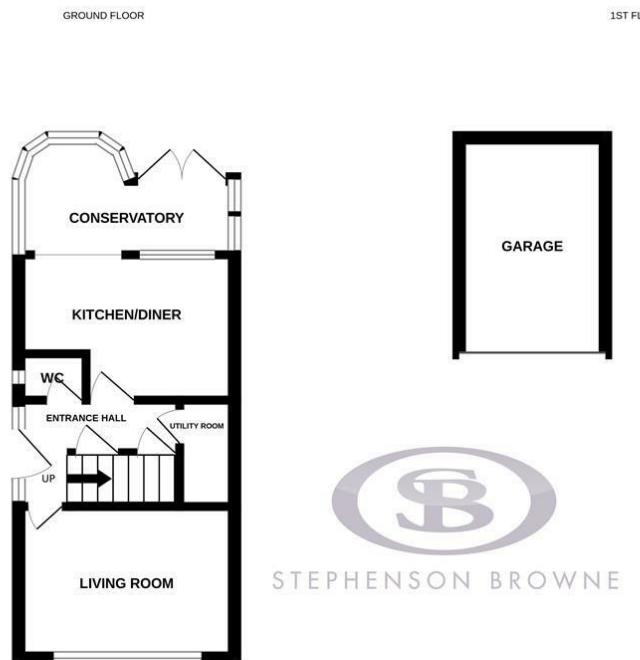
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- High-spec finish throughout, with modern, tasteful décor and quality fixtures.
- Stylish kitchen-diner with integrated appliances, including a Belling gas hob and electric oven, plus ample workspace.
- Bright conservatory featuring underfloor heating and French doors leading to the garden.
- Spacious and cosy living room, ideal for relaxing and family time.
- Innovative under-stair storage with soft-touch, flush-fitting design for a sleek, modern look.
- Three well-proportioned bedrooms, all benefiting from built-in wardrobes.
- Contemporary bathroom with a walk-in shower and high-quality fittings.
- Handy utility room and ground-floor W.C., perfect for busy households.
- Low-maintenance, fully paved rear garden, ideal for entertaining or outdoor dining.
- Generous driveway and semi-detached garage, providing excellent parking and storage space.

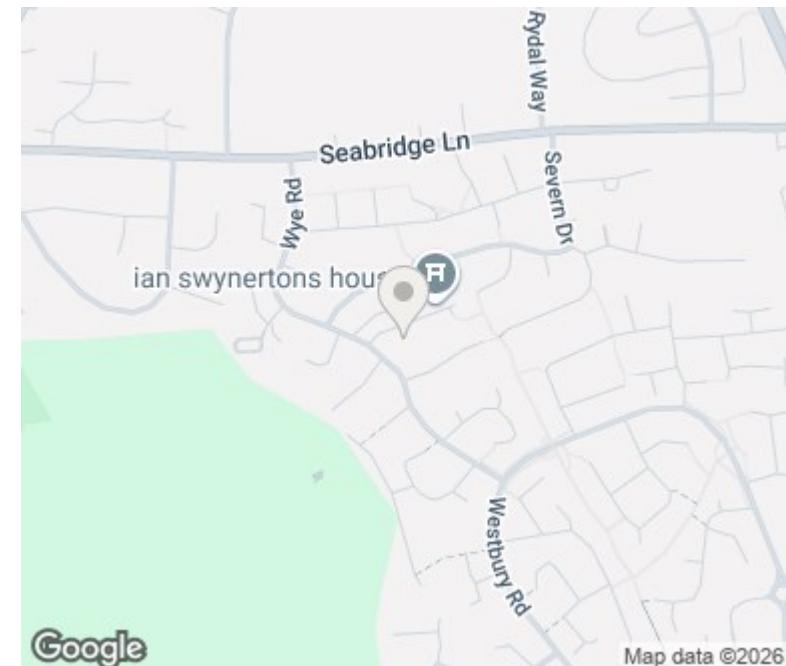


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms and other areas are approximate and not for any legal, 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



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		
	76	82
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Newcastle Office on 01782 625734 if you wish to arrange a viewing appointment or require further information.

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