



## 6, Goodwick Close, Trentham, Stoke-on-Trent, ST4 8UQ



**£385,000**

A mature extended detached family home situated in a prime location boasting a delightful open front aspect. The property is nestled at the head of a quiet cul-de-sac and offers well presented spacious accommodation comprising: entrance hall, guest cloakroom, dining room, living room with wood burning stove and French doors opening to the rear garden, modern kitchen, four bedrooms, ensuite bathroom to the main bedroom and a family bathroom. Also benefitting from off road parking before a single garage, Upvc double glazed windows and doors, gas central heating and a good size enclosed rear garden. A lovely property in a super location, close to a host of amenities and with easy access to commuter routes.

Early viewing essential





#### Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With ceiling coving, radiator, alarm pad, carpet, doorways to the guest cloakroom, dining room and access to the first floor stairs.

#### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC, wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Radiator, uPVC obscure double glazed window to the front elevation and carpet.

#### Dining Room

Offering two uPVC double glazed windows to the front and side aspects, ceiling coving, radiator, carpet, EE broadband connection, doorways to the living room and kitchen.

#### Living Room

A spacious reception room offering a feature chimney breast opening with slate split face lined back and sides, slate surround, hearth and inset wood burning stove. Ceiling coving, radiator, TV connection, uPVC double glazed bay window to the front of the property and French doors opening to the rear garden.

#### Kitchen

A modern kitchen fitted an extensive range of light blue finish wall, floor and island units, contrasting scrubbed oak effect work surfaces and breakfast bar with matching upstands. Inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap, recessed ceiling lights, two uPVC double glazed windows overlooking the rear garden and external door to the side aspect, two radiators and vinyl flooring. Cupboard housing a wall mounted Potterton Suprima HE gas central heating boiler.

Appliances including: stainless steel 5 ring gas hob with stainless splash-back and extractor hood and light above, integral electric oven. Plumbing for both a washing machine and dishwasher, space for an upright standing fridge freezer.

#### First Floor

##### Stairs & Landing

With carpet throughout, uPVC double glazed window to the side elevation, alarm pad, loft access and airing cupboard housing the hot water cylinder.

##### Bedroom One

A large bedroom with two uPVC double glazed window to the front and rear aspects, ceiling coving, two radiators, carpet and doorway to the ensuite bathroom.

##### Ensuite Bathroom

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer

tap, standard bath and panel with chrome shower head mixer tap. Part tiled walls, recessed ceiling lights, radiator, uPVC obscure double glazed window to the rear aspect and extractor fan.

##### Bedroom Two

With uPVC double glazed window overlooking the rear garden, ceiling coving, carpet and radiator.

##### Bedroom Three

With uPVC double glazed window to the front of the property, radiator and carpet.

##### Bedroom Four

Presently used as a hobby room, offering a uPVC double glazed to the rear aspect, radiator and carpet.

##### Family Bathroom

Fitted with a suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath and panel with shower rail, curtain chrome taps and Triton electric shower system above. Part tiled walls, radiator, uPVC obscure double glazed window to the front aspect and storage cupboard.

#### Outside

The property is approached via a tarmac driveway providing ample off road parking before a single garage. The garage has a steel up & over door.

#### Front

The front garden offers a lawn, mature trees, hedgerows and shrubs, side access to the rear garden and pathway to the front door.

#### Rear

The good size private and enclosed rear garden boasts mature trees and hedgerows, stocked flowerbeds and borders, vegetable beds, wildlife pond, paved pathways, large lawn and a greenhouse.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E.

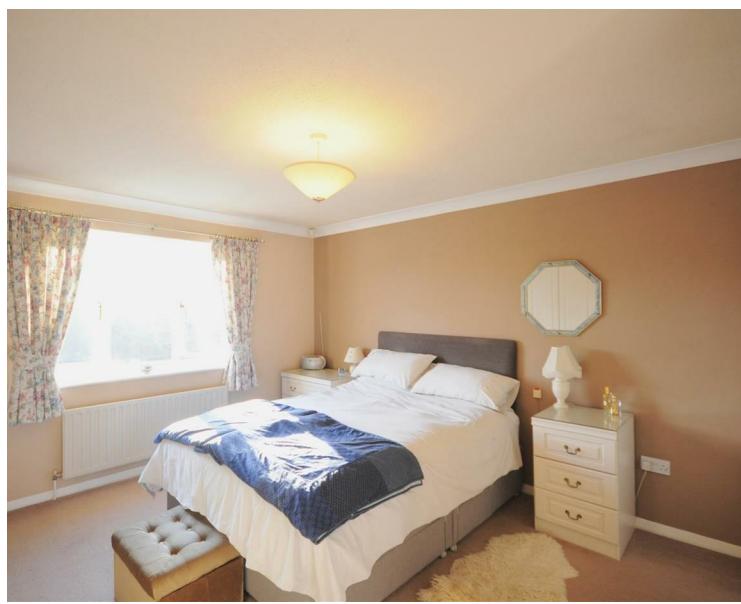
#### Services

Mains gas, water, electricity and drainage.

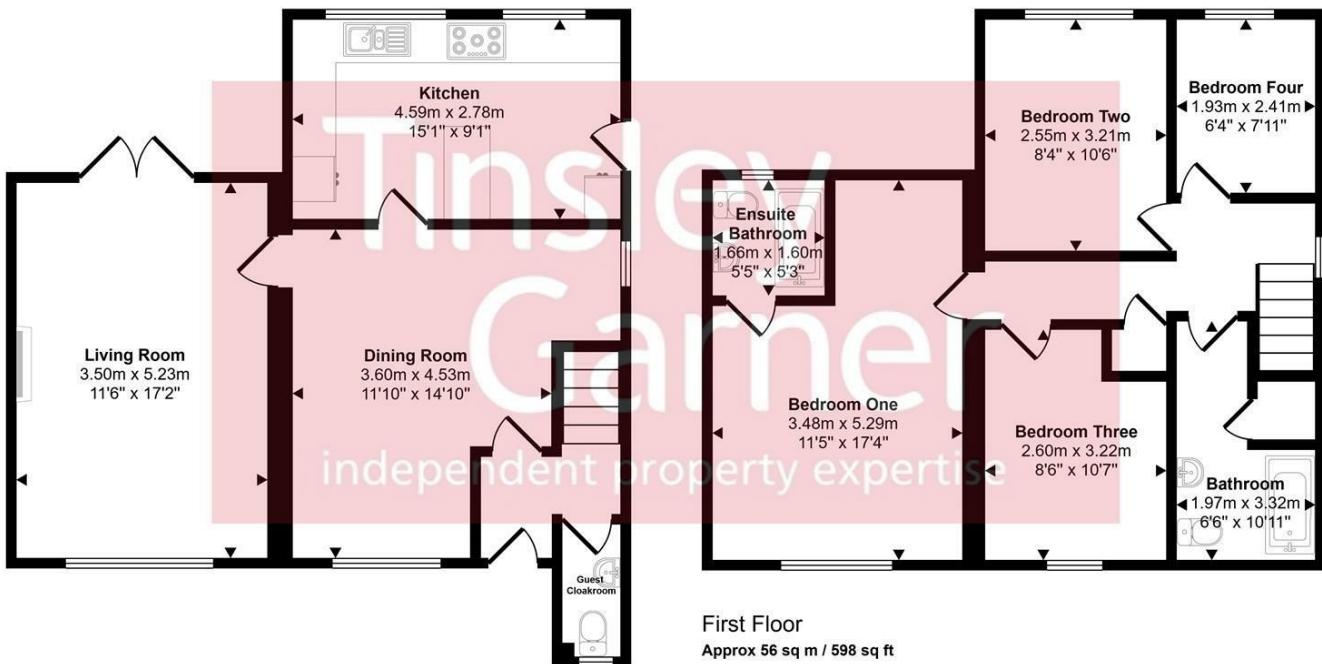
Gas central heating

#### Viewings

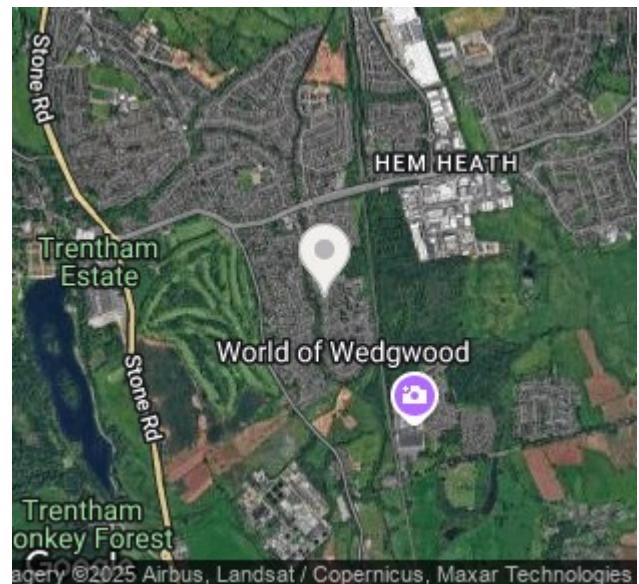
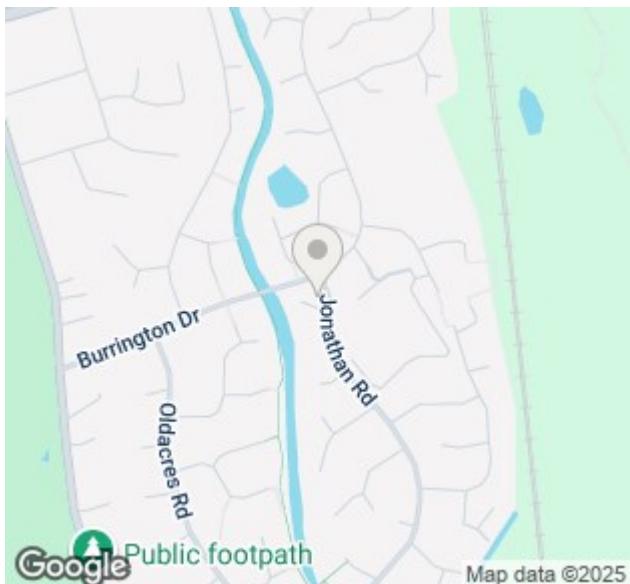
Strictly by appointment via the agent.



Approx Gross Internal Area  
111 sq m / 1191 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	

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	