



3, Consall Grove, Trentham, Stoke-On-Trent, ST4 8YW



Asking Price £450,000

The perfect opportunity to buy the perfect family home! This lovely house has been extended, re-modelled and extensively upgraded by the current owners to create a spacious, well appointed home which caters for every requirement of modern family living. The accommodation features two reception rooms, superb open plan kitchen and garden room, utility room and downstairs loo, complemented upstairs by an elegant sufficiency of four bedrooms, stylish en-suite and family bathroom. The house occupies a good size corner plot with sunny landscaped gardens perfect for relaxing outdoors or hosting summer barbecues. The house is tucked way in a green & leafy cul-de-sac on the edge of Trentham, skipping distance to the canal tow path and within easy reach of Trentham Gardens and a host of amenities. Whether you're looking for a peaceful retreat or a space to create lasting memories, this property has the potential to be the perfect place for you to call home.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Hall

Welcoming reception area with part glazed composite front door and wood effect flooring. Doors to the kitchen and lounge, stairs to the first floor landing. Radiator.

Lounge

A spacious sitting room with window to the front of the house and oak folding doors opening through to the dining room. Period style marble fireplace and hearth with living flame gas fire, TV aerial connection. Radiator.

Dining Room

Adjoins the lounge, with door through to the kitchen and folding glazed panel dividing doors opening through to the garden room. Oak. wood effect flooring. Radiator.

Open Plan Kitchen & Living Space

The house has been creatively extended to the rear to form a large open plan kitchen with adjoining garden room. Featuring a vaulted ceiling with skylight windows and bi-fold doors opening to the gardens. The kitchen features an extensive range of wall & base cabinets with 'shaker' style white cabinet doors and coordinating wood grain effect work surfaces with inset sink unit & mixer tap. Matching island unit with granite effect counter top and breakfast bar, faux chimney breast with inset Rangemaster dual fuel range cooker, concealed extractor and granite effect splash panel. Wood effect flooring throughout. The adjoining garden room has plenty of space for a sofa or dining table. Wood effect flooring throughout with 'zoned' under floor heating. Concealed lighting to the kitchen cabinets and inset low energy ceiling lights.

Utility Room

Adjoins the kitchen with matching fitted cabinets, wood effect flooring with under floor heating. Internal door to the garage.

Cloakroom & WC

With suite comprising; vanity basin & enclosed cistern WC with fitted cabinets. Wood effect flooring.

Landing

Access hatch to loft space with pull down ladder.

Bedroom 1

Large double bedroom with fitted wardrobes to one wall with matching cabinets and dressing table. Window to the front of the house. Radiator.

En-Suite Shower Room

A stylish upgraded en-suite featuring a walk-in enclosure with glass screen and thermostatic rain shower, vanity basin and enclosed cistern WC. Tiled floor and ceramic wall tiling to full height.

Bedroom 2

Double bedroom with window to the front of the house. Wood effect flooring. Radiator.

Bedroom 3

Double bedroom with window to the rear of the house. Radiator.

Bedroom 4

Single bedroom with window to the front of the house. Radiator.

Bathroom

With white suite comprising; bath with shower over, vanity basin & WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator.

Outside

The house occupies a good size corner plot with large frontage and driveway parking for two cars together with an integral single garage. To the rear there is a lovely sunny landscaped garden which features and extensive Indian stone patio, raised lawn and deck area. Wooden shed.

General Information

Services; Mains gas, water, electricity & drainage. Gas central heating

Tenure; Freehold

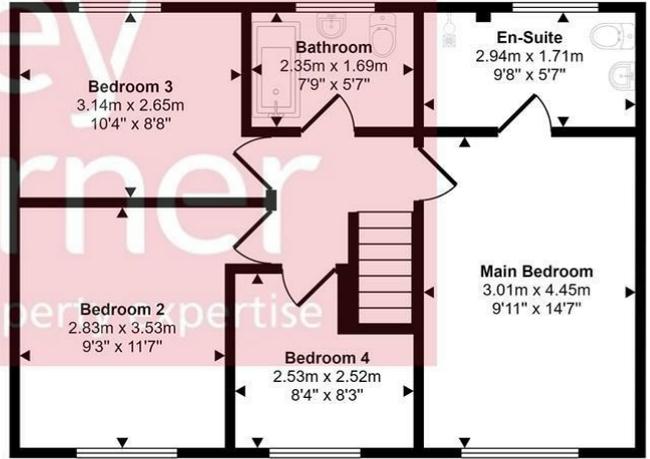
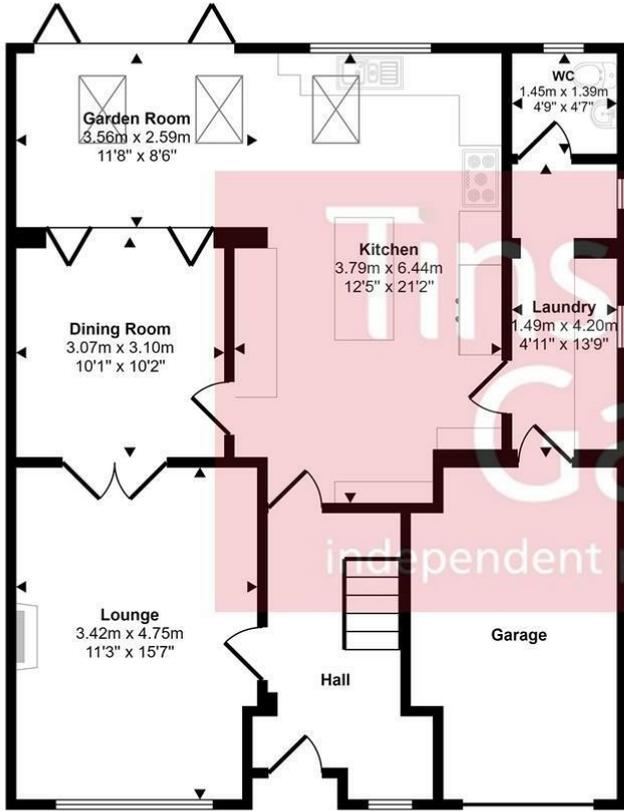
Council Tax Band E - Stoke-on-Trent

Viewing by appointment

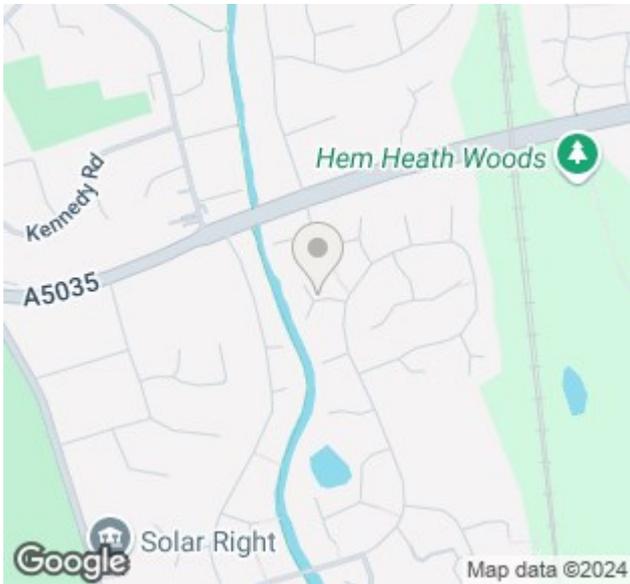
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
147 sq m / 1582 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			
		69	78
England & Wales		EU Directive 2002/91/EC	

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	