



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 2 BEDROOM DETACHED FOR SALE - £400,000

TRENTHAM COURT, TRENTHAM, STOKE ON TRENT, STAFFORDSHIRE, ST4 8FB



### KEY FEATURES

- GRADE II LISTED 2 BED DETACHED HOUSE • WITH OFF ROAD PARKING FOR TWO CARS • MODERN KITCHEN
- SPACIOUS LIVING ROOM WITH LOG BURNER • GROUND FLOOR BEDROOM & FAMILY BATHROOM • FIRST FLOOR BEDROOM WITH EN-SUITE • WALKING DISTANCE OF TRENTHAM GARDENS • GAS CENTRAL HEATING

STONE

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## DESCRIPTION

Austin & Roe are pleased to offer For Sale this charming Grade II Listed property at Trentham Court. Set in an idyllic location tucked away from all the hustle and bustle, yet walking distance to Trentham Gardens.

The property briefly comprises of a Spacious Kitchen/Diner with fitted appliances and solid oak units. Living room with modern feature log burner. Spacious double bedroom and large family bathroom. Stairs rising to the first floor from the kitchen where we have a further double bedroom with en-suite.

The property is set in beautiful Landscaped Gardens and has two allocated parking spaces.

Council Tax band - E  
Mains Electric & Gas  
Mains Water, Drainage & Sewerage  
Broadband FTTC  
Mobile Coverage

## LOCATION

Trentham Court is a Grade II listed building, on the former grounds of the Duke of Sutherland Estate, sympathetically restored in an ornate Italian style and offers privacy, character and charm.

## GROUND FLOOR

**Kitchen - 15' 10" x 12' 11" (4.85m x 3.96m)** The Kitchen has a white decor with a contemporary wall covering to one wall, a white ceiling with recessed spotlights, dual aspect windows fitted with white louvred shutters, an exterior door, a wall mounted traditional central heating radiator, stairs rising to the floor above and understair storage cupboard and parquet flooring. There is a selection of grey wall and base units with a wooden countertop inset with white porcelain "Belfast" sink with a chrome single lever mixer tap, an 'Aga' stove with extractor cooker hood above, integrated fridge and dishwasher.

There is a double door with glass panels into the living room.

**Living Room - 17' 11" x 9' 8" (5.47m x 2.97m)** The spacious Living room has pale grey walls with a subtle contrast grey wall covering to one wall, a white vaulted ceiling with exposed beams and "A" frames, with a central light fitting, a two windows to the front aspect, a traditional wall mounted central heating radiator, a log burning stove, TV connection point and parquet flooring,

There is a door opening into the ground floor bedroom.

**Bedroom - 20' 4" x 9' 8" (6.2m x 2.97m)** The Ground Floor Bedroom has white decor, a white ceiling with a central light fitting, three windows with roman blinds to the front aspect, a wall mounted traditional radiator. fitted wardrobes and bedroom furniture and parquet flooring.

There is a door opening into the family bathroom.

**Family Bathroom - 9' 8" x 7' 7" (2.97m x 2.32m)** The Family Bathroom has half height while tiling with a black border tile and a grey and white floral wall covering above, a white ceiling with central light fitting, a window fitted with a "Roman" blind to the front aspect, a wall mounted central heating radiator and black ceramic floor ties. The white bathroom suite comprises a bath with chrome mixer tap having hair wash facility, a pedestal wash hand basin with duel lever mixer



tap and a low-level WC with a lever flush.

FIRST FLOOR

**Stairs & Landing** - The Stairs rise with two quarter turn to the landing above having wooden balustrade, white decor with wall light, a white vaulted ceiling, a window to the rear aspect, and striped fitted carpet. There is a door opening into the first floor bedroom.

**Bedroom** - *15' 10" x 9' 8" (4.85m x 2.97m)* The Bedroom has pale green decor, a white vaulted ceiling with exposed beams and a central light fitting, dual aspect windows fitted with roller blinds and both having central heating radiators below, a fitted wardrobe. a built-in storage cupboard and neutral fitted carpet.

There is a door opening into the en-suite shower room.

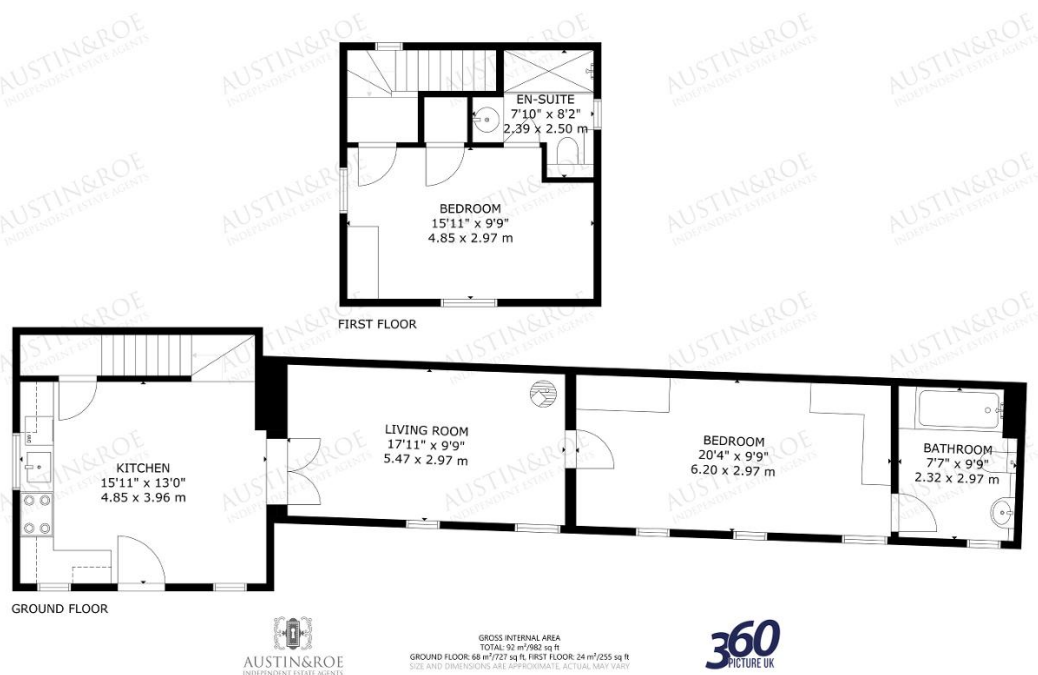
**En-Suite Shower Room** - *8' 2" x 7' 10" (2.5m x 2.39m)* The En-Suite Shower Room has white decor with full height white ceramic tiles with mosaic vertical stripes in the showering area and half height tiling behind the sanitary ware, a white vaulted ceiling with exposed beams and central light fitting, a window fitted with shutters to the rear aspect, a wall mounted central heating radiator and wood effect tiled flooring. The white sanitary ware comprises a mains shower with 'raindrop' shower head and glass shower screen, a vanity unit inset with a wash hand basin, chrome dual lever mixer taps and a wall mounted mirror above and a hidden cistern low-level WC with push button flush.

EXTERIOR

**Outside Areas** - Surrounding the property are narrow well stocked mature shrubbery borders, cobbled pathways and squares of designated parking.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

