



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

2 BEDROOM DETACHED FOR SALE - £359,000

TRENTHAM COURT, TRENTHAM, STAFFORDSHIRE, ST4 8FB



KEY FEATURES

- GRADE II LISTED 2 BEDROOM TERRACE HOUSE • DESIGNATED PARKING • PRIVATE COURTYARD GARDEN • SPACIOUS LOUNGE • MODERN KITCHEN DINER • 2 BEDROOMS BOTH WITH EN-SUITE BATHROOMS • GAS CENTRAL HEATING • CLOSE TO TRENTHAM GARDENS & SHOPPING

DESCRIPTION

Austin & Roe have pleasure in offering for Sale this immaculately presented Two Bedroom End Terrace House with designated parking for two vehicles on this Italian Style Development close to Trentham Golf Club, Trentham Gardens and Shopping Outlet.

The property comprises an Entrance Hallway, Lounge Dining Area, Kitchen and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite En-Suite Bathroom and Guest Cloakroom with En-Suite Bathroom. The property benefits from gas central heating.

The House is set in lovely communal grounds with gardens, courtyards, cobbled paths and designated parking.

Council Tax Band F
Mains Electric & Gas
Mains Water, Drains and Sewers
Low Risk of Flooding
Broadband FTTC
Mobile coverage

You can view the virtual tour of this lovely property on our website, rightmove, On The Market and the internet by typing the following link into your browser:

<https://my.360picture.uk/tour/8-trentham-court>

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

Entrance Hall - 9' 5" x 8' 9" (2.89m x 2.67m) The property is entered via a wooden door with wooden side panels to each side and an arched transom window above into an impressive Entrance Hall with grey décor, a white ceiling with pendant light fitting, a wall mounted central heating radiator, an under stairs cupboard and porcelain floor tiles. There are doors opening into the Lounge Diner, Kitchen, Guest Cloakroom and stairs rising to the floor above.

Lounge/Diner - 18' 9" x 15' 1" (5.74m x 4.6m) The spacious Lounge has pale grey décor with a contrast dark grey wall and a feature wall with grey covering to one wall which is fitted with wall lights, a white ceiling with coved cornices and recessed spot lights, a wall mounted grey central heating radiators, a blue/grey ornate fire surround with white marble backing and hearth inset with a gas fire, dual aspect windows and a "French" door (opening onto a private courtyard and wood effect laminate flooring. There is a door opening into the entrance hall.

Kitchen - 12' 4" x 9' 7" (3.76m x 2.93m) The fitted Kitchen has a mid-grey décor with cream ceramic splash back tiles, a white ceiling with recessed spotlights, a window overlooking the rear courtyard, a wall mounted central heating radiator and cream porcelain floor tiles. There is a selection of white wall and base units with wooden counter tops inset with a stainless steel one-and-a-half bowl sink, drainer and swan-neck double lever mixer taps, a four-burner gas hob with oven below and stainless steel and smoked glass extractor cooker hood, space for a washing machine and a fridge/freezer.



The Guest Cloakroom - 4' 11" x 3' 1" (1.5m x 0.94m) The Guest Cloakroom has a blue and gold wall covering and a wall mounted extractor fan, a white ceiling with recessed spot lights and an inspection hatch, a wall mounted central heating radiator and wood effect laminate flooring. The white sanitaryware comprises a pedestal wash hand basin with brass fittings and a low-level WC with lever flush.

FIRST FLOOR

The Stairs & Landing - 4' 8" x 3' 0" (1.43m x 0.92m) The Stairs rise from the elegant entrance hall with two quarter turns to the Landing above, with matching décor, white balustrade and a white ceiling with central light fitting, a central heating radiator and doors opening into the two bedrooms.

Master Bedroom - 15' 4" x 11' 5" (4.69m x 3.49m) The Master Bedroom has white decor, a white ceiling with recessed spotlights, dual aspect windows, two wall mounted central heating radiators, fitted wardrobes in the dressing area, a door opening into the ensuite bathroom and wooden laminate flooring.

En-Suite Bathroom to Master Bedroom - 12' 2" x 5' 3" (3.73m x 1.61m) The En-Suite Bathroom has floral patterned wall covering to three walls with an exposed brick wall painted grey, a white ceiling with coved cornice and recessed spotlights, a window with obscured glass, a wall mounted central heating radiator and wood effect flooring. The bathroom suite comprises stand alone copper bath with pillar dual lever mixer tap, a white pedestal wash hand basin with chrome mixer tap and a low-level WC with lever flush.

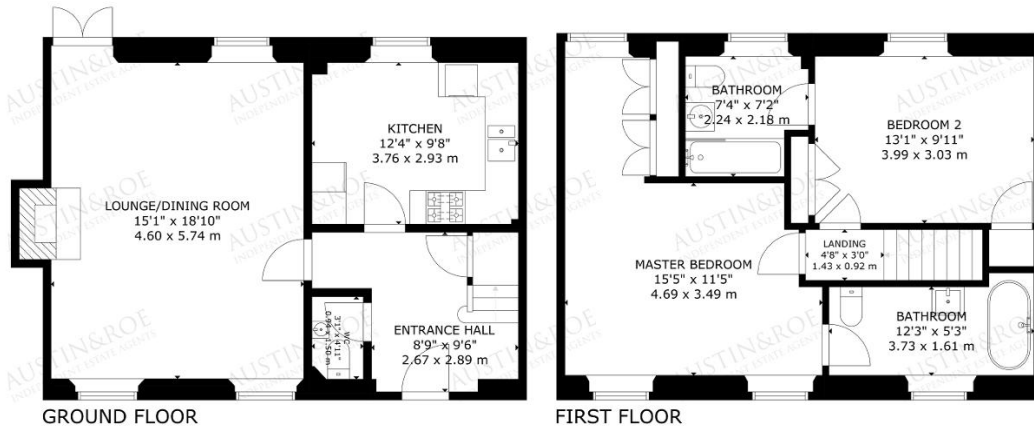
Guest Bedroom - 13' 1" x 9' 11" (3.99m x 3.03m) The Guest Bedroom has white decor, a white ceiling with recessed spotlights, a window fitted with 'Venetian' blind, a wall mounted central heating radiator, fitted wardrobes, a boiler cupboard and wooden laminate flooring. There is a door opening into the en-suite bathroom.

En-Suite Bathroom to Guest Bedroom - 7' 4" x 7' 1" (2.24m x 2.18m) The En-Suite Bathroom to the Guest Bedroom benefits from full white tiling with a turquoise contrast stripe, a white ceiling with coved cornices and recessed spotlights, a window with obscured glass and a wall mounted central heating radiator below, and checkerboard black and white porcelain flooring. The white bathroom suite comprises a panel bath with chrome mixer having shower facility and glass shower screen, a pedestal wash hand basin and a low-level WC with push button flush. There are fitted mirrors over the bath and behind the wash hand basin.

EXTERIOR

Outside Areas - At the front of the property is a communal garden with cobbled footpaths, gardens and designated parking spaces. At the rear is a fully enclosed gravel courtyard surrounded by shrubs, a space for alfresco dining and outdoor entertaining.





GROSS INTERNAL AREA
TOTAL: 108 m²/1,169 sq ft
GROUND FLOOR: 54 m²/585 sq ft, FIRST FLOOR: 54 m²/585 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		