

£259,950

6 James Littler Close, Trentham, ST4 8ZT



- MODERN SEMI-DETACHED HOME
- POPULAR TRENTHAM LOCATION
- CLOSE TO LOCAL SERVICES

- THREE DOUBLE BEDROOMS
- OPEN-PLAN LIVING SPACE
- MODERN FIXTURES & FITTINGS

- UTILITY & GUEST CLOAKROOM
- TWO BATHROOMS
- LANDSCAPED REAR GARDENS

BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOUSE IN EXCLUSIVE TRENTHAM DEVELOPMENT. This lovely modern home is stylish both inside and out. Close to local shops & play-parks, and within five minutes' drive time to A50 & A500. Open-plan living-entertaining space, bright and modern with landscaped rear garden. Presented to a high standard - viewing highly recommended.

James Littler Close, Trentham

ENTRANCE HALLWAY

6'5" x 4'10" (1.96m x 1.47m)

Entrance into the property via the front composite door, into the hall with pale grey wood-effect flooring, white painted walls and dramatic black internal doors. Wall mounted radiator. Stairs off to the first floor accommodation & doorway through to the lounge.

LOUNGE

12'5" x 16'0" (3.78m x 4.88m)

A bright, airy room with large UPVC double glazed window almost full-height, overlooking the front of the property. Continuation of the pale grey wood-effect flooring - modern and easy to maintain. Wall mounted radiator. Door to understairs storage cupboard. Large archway leading to open-plan dining-kitchen. Beautifully presented with white painted walls and accent colours to create a stylish and welcoming lounge.

OPEN-PLAN KITCHEN-DINING ROOM

10'4" x 15'5" (3.15m x 4.70m)

A generously proportioned space for family dining or entertaining friends - with the open-plan layout providing space for table and chairs, next to UPVC double glazed French doors leading out to the patio area. The kitchen section is modern, stylish & well-equipped. Integrated dishwasher, inset stainless steel sink & drainer, electric oven, gas hob with extractor above. Space for American-style fridge freezer. High gloss, white units set against the black tiled splash-back for a modern and eye-catching interior design.

UTILITY

5'11" x 6'0" (1.80m x 1.83m)

Leading off the kitchen, the utility space provides plumbing for washing machine and tumble dryer, with additional storage units and work-surface space. Continuation of wood-effect flooring, white painted walls, wall mounted radiator. UPVC part-glazed door leading to the rear patio. Internal door leading to guest cloakroom.

GUEST CLOAKROOM

5'11" x 3'4" (1.80m x 1.02m)

Guest wc and wash hand basin. Wall mounted radiator. Pale grey wood-effect flooring. UPVC double glazed frosted-glass window. Wall mounted gas fired combi boiler.

STAIRS AND LANDING

6'5" x 4'0" (1.96m x 1.22m)

Stairs rise up from the entrance hallway to the first floor accommodation, with deep-pile fitted carpet in pale grey. White painted walls. Wall mounted radiator to the landing area. Doors off to the three bedrooms and family bathroom.

BEDROOM ONE

12'5" x 12'4" (3.78m x 3.76m)

A bright and modern master bedroom with fitted mirrored wardrobes reflecting light and creating a feeling of space within the room. The floor-to-ceiling UPVC double glazed window has bespoke fitted blinds and the modern style creates a boutique-feel to the master bedroom. Deep pile pale-grey carpet. Doorway to ensuite shower room. Wall mounted radiator and additional storage space within a discrete built-in cupboard. Luxurious and beautifully presented.

ENSUITE SHOWER ROOM

5'11" x 6'3" (1.80m x 1.91m)

Modern & stylish, the shower ensuite offers a glazed cubicle with shower off combi boiler, wash hand basin, wc, wall mounted heated towel rail. Wood-effect floor in pale grey. UPVC double glazed frosted glass window.

BEDROOM TWO

10'3" x 9'0" (3.12m x 2.74m)

A second double bedroom with fitted carpet in pale grey, modern decor, wall mounted radiator and UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

6'2" x 11'2" (1.88m x 3.40m)

A third nicely proportioned bedroom with fitted carpet, wall mounted radiator UPVC double glazed window overlooking the rear garden.

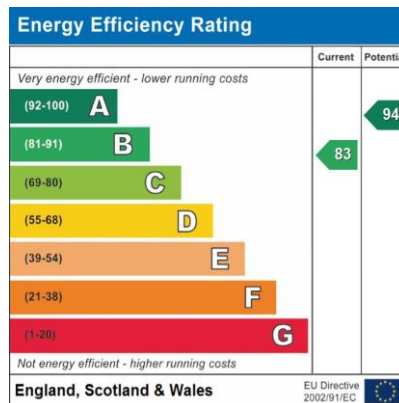
FAMILY BATHROOM

5'6" x 6'1" (1.68m x 1.85m)

Modern and well presented with bath with shower above, wash hand basin and wc. Wall mounted heated towel rail. Tiled walls in pale-grey, with pale grey wood-effect flooring. UPVC double glazed frosted-glass window.

OUTSIDE AREAS

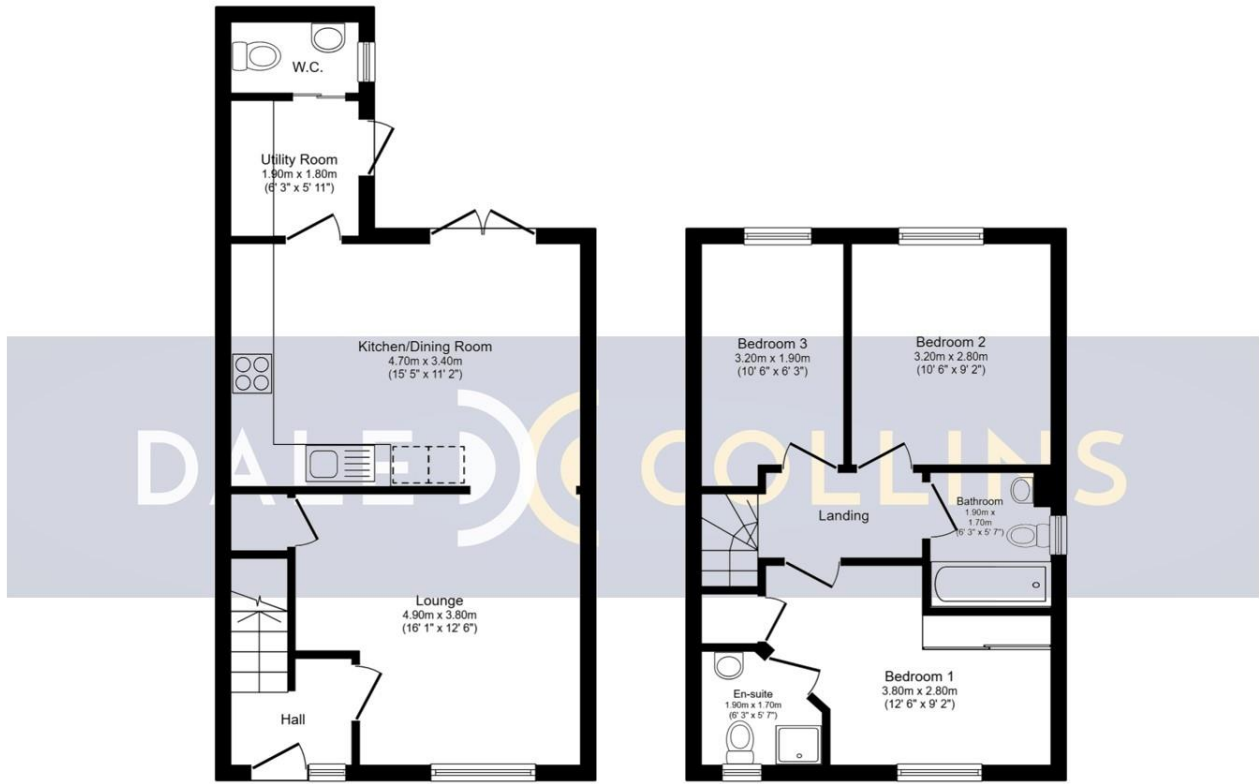
The property has two parking spaces on the front driveway, with areas of pretty planting and a side paved pathway leading to the rear garden, where there is a paved patio section, adjacent to a low-maintenance lawn section. Large storage shed. Rear decked patio area with space for entertaining in the sunshine!











TOTAL: 80.5 m² (867 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Location: 6 James Littler Close, Trentham, ST4 8ZT



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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