

£485,000

9 Percy Boulton Grove, Trentham, ST4 8WL



- FIVE-BEDROOM DETACHED
- STUNNING INTERIOR!
- EN-SUITE TO MASTER BEDROOM
- JACK AND JILL BATHROOM
- LOW MAINTENANCE REAR GARDEN
- GORGEOUS OPEN PLAN KITCHEN
- DRIVEWAY PARKING
- GREAT LOCATION
- REAL WOW FACTOR!

This stunning five-bedroom detached home offers spacious, stylish living with two generous reception rooms and a beautifully designed interior throughout. The heart of the home is the gorgeous open-plan kitchen diner, featuring modern fittings and double doors opening out to the landscaped rear garden. The inviting lounge boasts a wood-burning eco stove and a sleek media wall, creating a cosy yet contemporary space to relax. This home has the wow factor - call us now to book your viewing!

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ENTRANCE HALLWAY

5.98m x 1.98m (19'7" x 6'6")

Entrance into the property is via the front composite door, into the entrance hallway. Matt finish porcelain tiled flooring, wall mounted panel radiator, doors off to the lounge, second reception room, kitchen and guest wc. Stairs off to the first floor accommodation.

LOUNGE

5.70m x 3.34m (18'8" x 10'11")

The lounge is a truly stunning space, beautifully finished with Amtico herringbone flooring that adds warmth and character. A bespoke media wall provides a stylish focal point complemented by the wood-burning eco stove creating the perfect atmosphere! With double doors opening into the kitchen/diner and uPVC double glazed window.

SECOND RECEPTION ROOM

4.30m x 2.95m (14'1" x 9'8")

Currently used as a playroom, this room is a great second reception room. Originally the garage, this room has been converted to add the extra living space. Fitted carpet, central heating radiator, double glazed window, spotlights.

DOWNSTAIRS TOILET

1.62m x 0.91m (5'4" x 2'12")

Low level W/C, pedestal hand wash basin, central heating radiator, matt finish porcelain tiled flooring.

KITCHEN/DINER

8.95m x 3.78m (29'4" x 12'5")

The real heart of this family home. A beautiful Moore's fitted kitchen with silestone quartz countertops featuring a range of base and wall units offering lots of storage space. Integrated double oven, six burner hob with large extractor, dishwasher and larder fridge and freezer. The matt finish porcelain tiled flooring follows through the kitchen/diner and utility room. Double doors open up to the back garden complete this very stylish open plan kitchen/diner. Central heating radiator, double glazed window.

UTILITY

2.11m x 1.60m (6'11" x 5'3")

The extra space everybody wants! Plumbing for washing machine, space for condensing tumble dryer, extra storage base units with sink. Boiler housed in here. Access through uPVC door to the side of house.

STAIRS AND LANDING

Fitted carpet. Access to all five bedrooms, loft space, cupboard housing the water tank, and a storage cupboard.

MASTER BEDROOM

3.67m x 3.11m (12'0" x 10'2")

A lovely master bedroom featuring juliet balcony, fitted wardrobes and en-suite! Fitted carpet, central heating radiator, and thermostat controlling upstairs of the dual zone heating system.

EN-SUITE

2.39m x 1.40m (7'10" x 4'7")

En-suite to the master bedroom featuring a walk in shower, low level W/C and pedestal hand wash basin with vinyl flooring, towel rail radiator and double glazed frosted window.

BEDROOM TWO

3.72m x 3.26m (12'2" x 10'8")

A second double bedroom with fitted carpet, wall mounted radiator and uPVC double glazed window overlooking the back of the property.

BEDROOM THREE

3.41m x 3.13m (11'2" x 10'3")

A third double room with fitted carpet, wall mounted radiator and uPVC double glazed window overlooking the rear of the property.

JACK AND JILL BATHROOM

2.19m x 2.09m (7'2" x 6'10")

This property features a stylish Jack and Jill bathroom, conveniently positioned between two bedrooms. Including walk in shower, low level W/C and hand wash basin. Vinyl flooring, towel rail radiator.

BEDROOM FOUR

3.38m x 3.17m (11'1" x 10'5")

A fourth double bedroom with fitted wardrobe space, fitted carpet and central heating radiator. Double glazed window overlooking the front of the property.

BEDROOM FIVE

3.73m x 2.37m (12'3" x 7'9")

Currently used an office, this space could also be a single bedroom. Overlooking the front of the back of the property. Fitted carpet, double glazed window, central heating radiator.

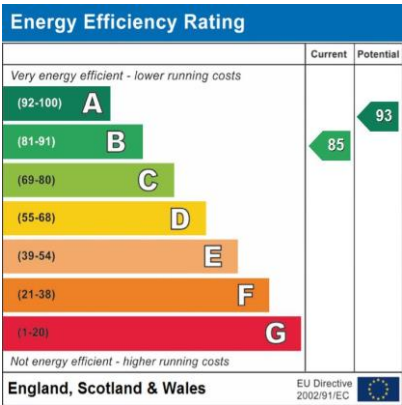
FAMILY BATHROOM

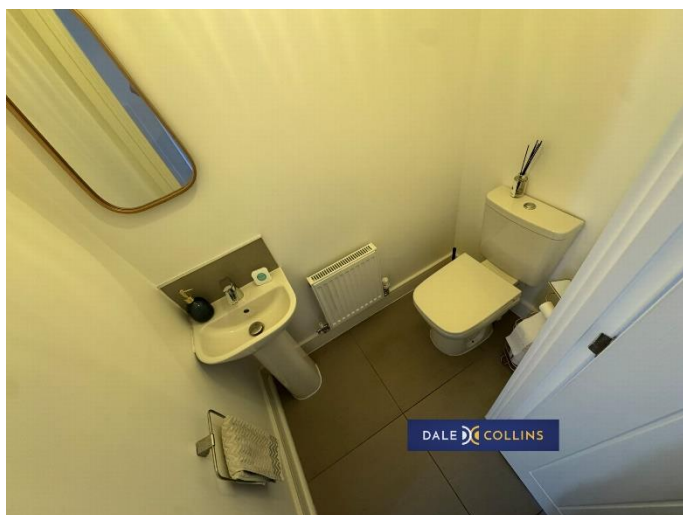
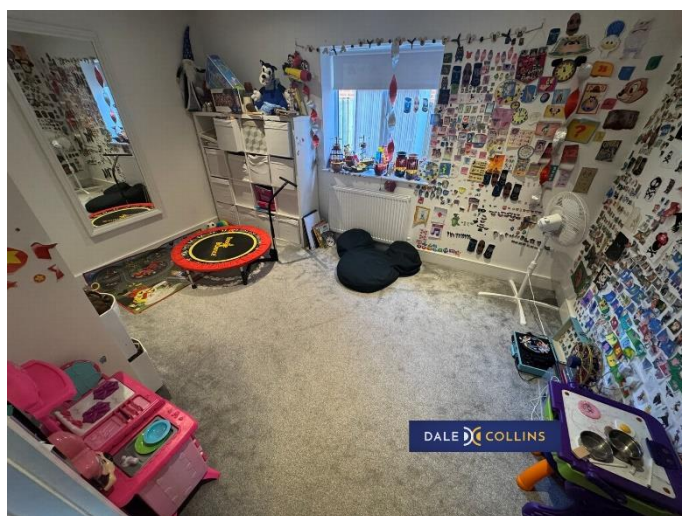
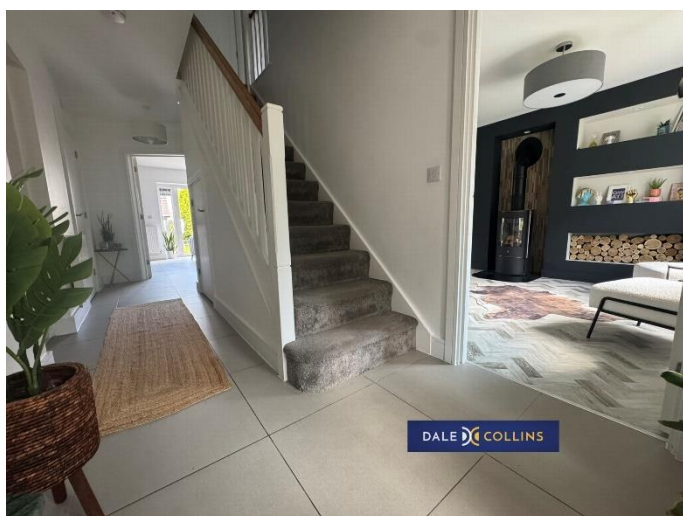
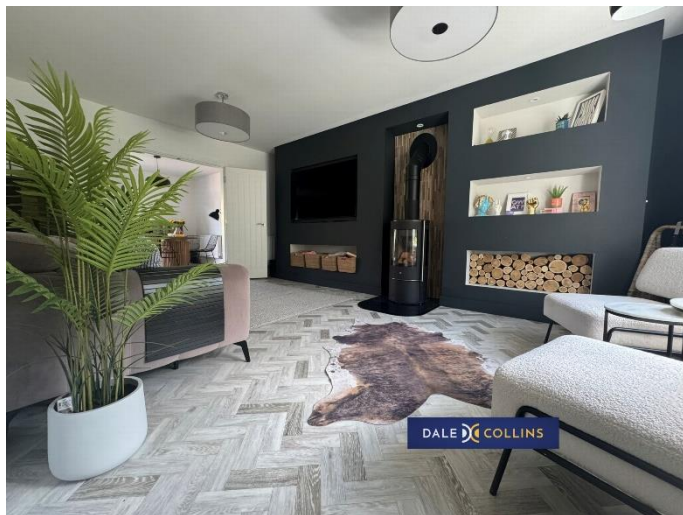
2.25m x 3.10m (7'5" x 10'2")

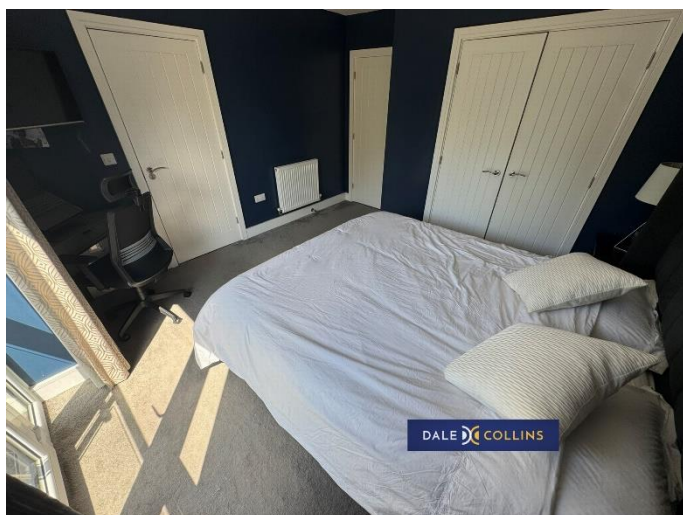
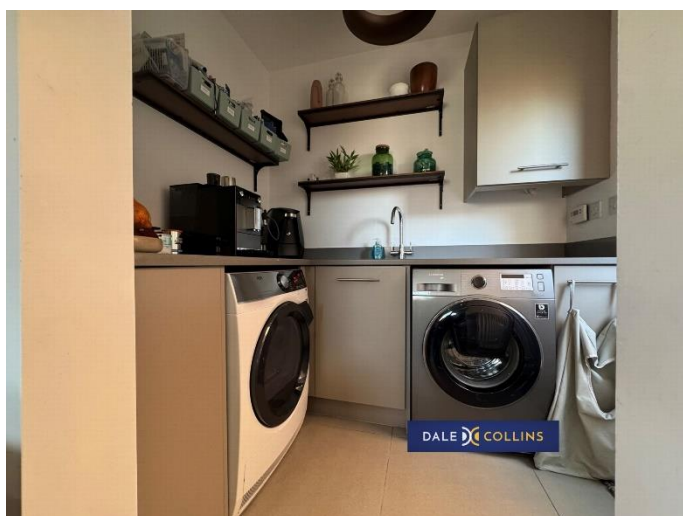
The family bathroom offers a modern, luxurious suite comprising bath, wash hand basin and wc - aswell as a walk in shower! Wall mounted heated towel rail, vinyl flooring.

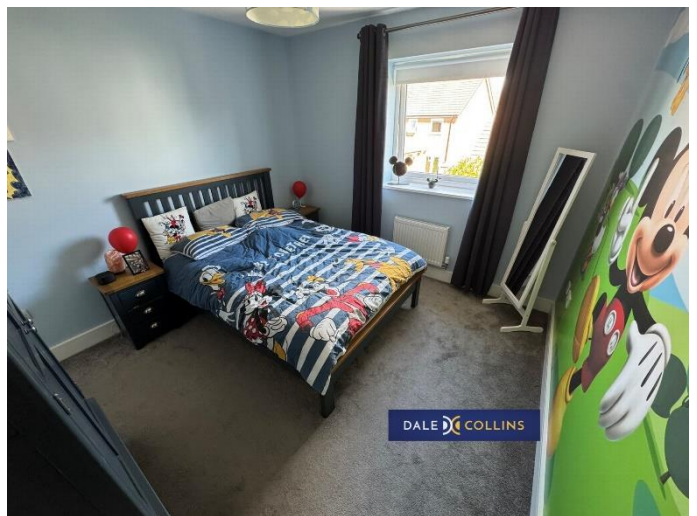
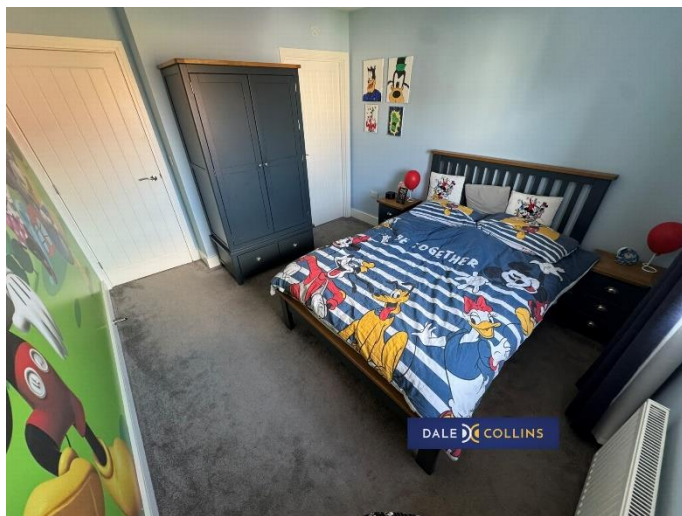
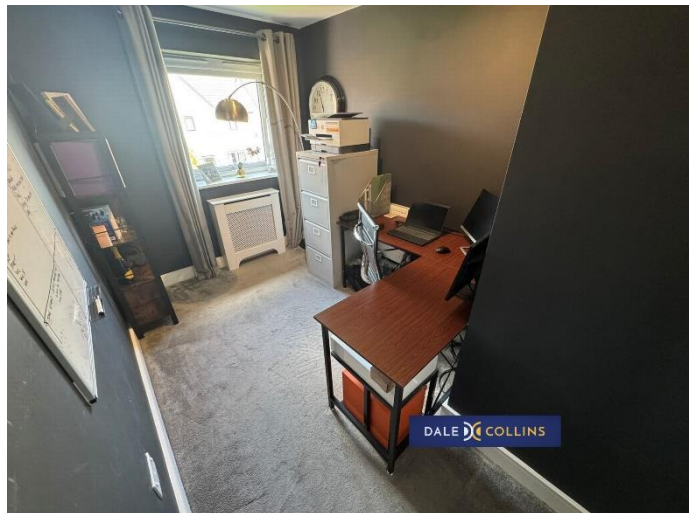
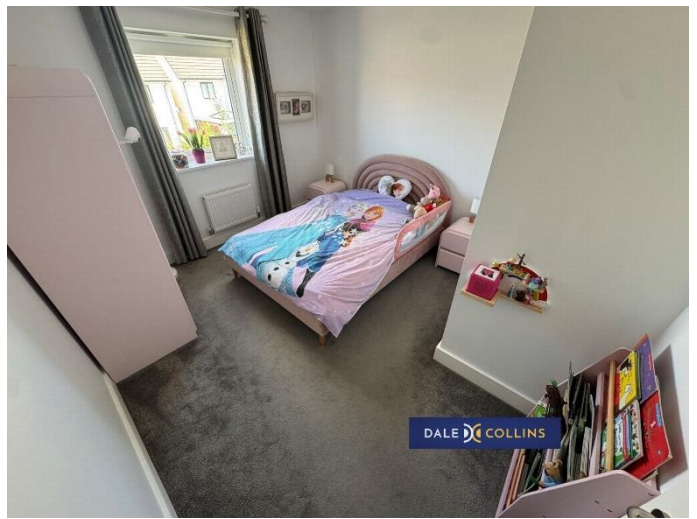
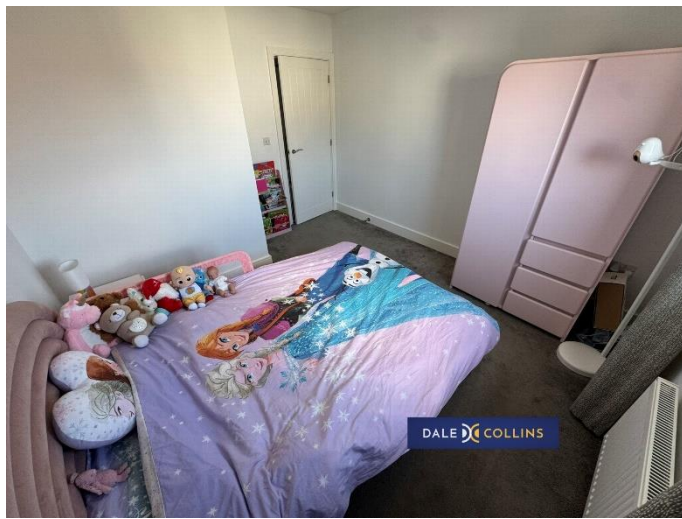
EXTERNALLY

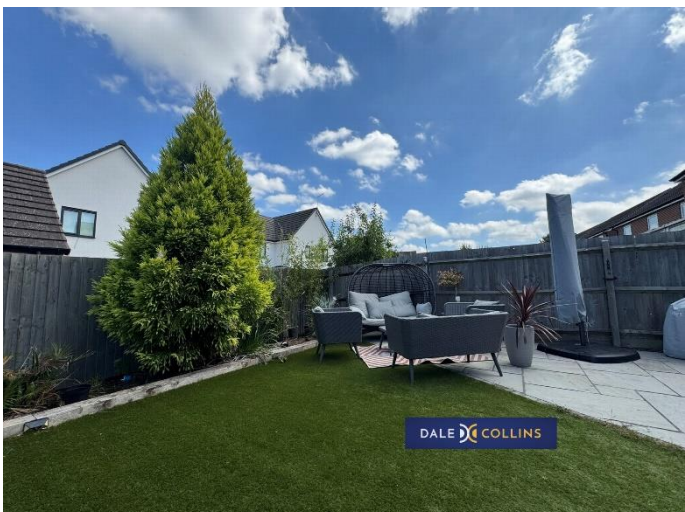
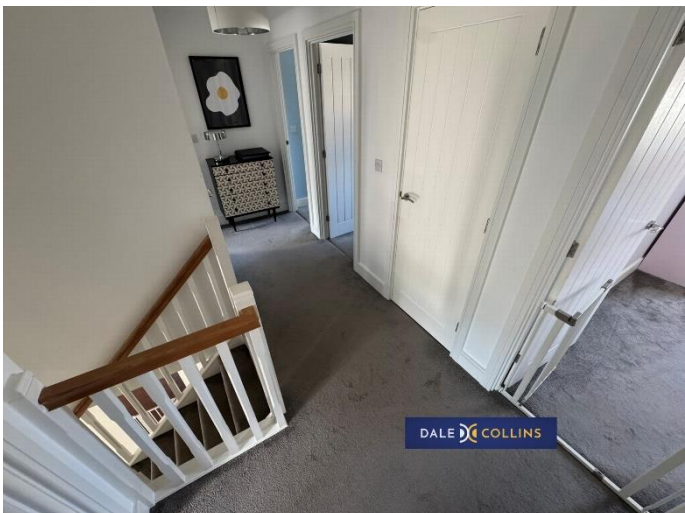
Low maintenance gardens to the front and back of the property. To the front, behind the garage door, there is a section of the garage still in place for useful storage space. Side gate takes you through to the rear of the property where there is artifical grass laid with borders of plants. Power and outdoor tap.











Location: 9 Percy Boulton Grove, Trentham, ST4 8WL



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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