



ESTATE AGENTS

... the key to a successful move



**Ovaldene Way, Trentham, Stoke-On-Trent, Staffordshire, ST4
8HZ**

**Offers in the
region of
£285,000**

* MODERN, SPACIOUS DETACHED HOUSE * FOUR DOUBLE BEDROOMS

* SOUGHT AFTER LOCATION * EXCELLENT COMMUTING LINKS

* IDEALLY SITUATED FOR THE TRENTHAM GARDENS COMPLEX

* EARLY VIEWING STRONGLY RECOMMENDED

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

This is a spacious home which is superbly presented throughout and an early viewing is strongly recommended. Situated in the popular location of Trentham, where there are local schools, shopping facilities, Trentham Gardens leisure and retail shopping village with lake and gardens and good commuter links to the M6 Junction 15 and A50 linking Derby and the M1. The accommodation comprises: entrance hall, lounge, dining room, fitted kitchen, utility room, cloaks To the first floor Master bedroom with en suite, three further double bedrooms and a family bathroom, externally there is a front garden with drive leading to the integral garage and an enclosed rear garden, additional benefits include gas fired central heating and double glazing.

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with ceiling light point, radiator, laminate wood effect flooring, stairs to first floor, exterior door



LOUNGE 13'5" x 13'5" (4.1m x 4.1m)

Fireplace with multi fuel burner, ceiling light point, radiator, laminate wood effect flooring, uPVC double glazed windows with front aspect



DINING ROOM 11'1" x 9'2" (3.4m x 2.8m)

Ceiling light point, radiator, laminate wood effect flooring, uPVC double glazed french doors opening onto decking area in the rear garden



BREAKFAST KITCHEN 13'9" x 11'9" (4.2m x 3.6m)

Fitted with a range of wall and base units with co-ordinating worktops, built in double electric oven, four burner gas hob and extractor hood, sink and drainer, plumber for dishwasher, spaces for appliances. Ceiling light point, radiator, tile effect laminate flooring, part wall tiled, uPVC double glazed window with rear aspect

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UTILITY 6'6" x 5'10" (2m x 1.8m)

Work top and base unit, wall mounted combi central heating boiler, plumbing for washing machine, space for tumble dryer. Ceiling light point, radiator, laminate tile effect flooring, part wall tiled, uPVC exterior door

CLOAKS 5'10" x 3'3" (1.8m x 1m)

Fitted with a two piece white cloakroom suite comprises: wash hand basin and low level w.c. Ceiling light point, radiator, uPVC double glazed window

FIRST FLOOR

STAIRS & LANDING

Ceiling light point, radiator, access to loft space, uPVC double glazed window

MASTER BEDROOM 13'9" x 13'5" (4.2m x 4.1m)

Fitted with his and her built in double wardrobes, ceiling light point, radiator, uPVC double glazed window with front aspect, door to en suite



ENSUITE 7'2" x 5'6" (2.2m x 1.7m)

Fitted with a three piece white shower suite comprises: shower enclosure, pedestal wash hand basin, low level w.c. Ceiling light point, radiator, uPVC double glazed window



BEDROOM TWO 14'1" x 9'10" (4.3m x 3m)

Double bedroom with ceiling light point, radiator, uPVC double glazed window with rear aspect



BEDROOM THREE 14'1" x 9'10" (4.3m x 3m)

Double bedroom with ceiling light point, radiator, uPVC double glazed window with front aspect



BEDROOM FOUR 10'5" x 9'10" (3.2m x 3m)

Double bedroom with ceiling light point, radiator, uPVC double glazed window with rear aspect

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BATHROOM 7'2" x 5'6" (2.2m x 1.7m)

Fitted with a three piece white bathroom suite comprises: panelled bath with over bath shower, pedestal wash hand basin, low level w.c. Ceiling light point, heated towel rail, tile effect laminate flooring, part wall tiled, uPVC double glazed window



EXTERNALLY

The property occupies a good sized plot with garden areas to the front and rear. There is a tarmac driveway which provides parking for two vehicles and gives access to the integrated garage. A side gate lead to an enclosed rear garden which is predominantly grassed, has a decked path and sitting area and gravel borders



GENERAL INFORMATION

Services

We believe all are available.

Tenure

Freehold assumed

Viewing

Strictly by appointment with the agents. 01782 268422

Council Tax Band

For details of council tax band telephone (01782) 234567 S-O-T

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

MORTGAGE ADVICE

Independent Mortgage Advice with 100's of lenders to choose from.

Our Mortgage Adviser can provide you with up to the minute information on the rates available. To arrange an appointment, contact Keys on 01782 268422.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotations available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	68	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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