



FOLLOW  **LLS**

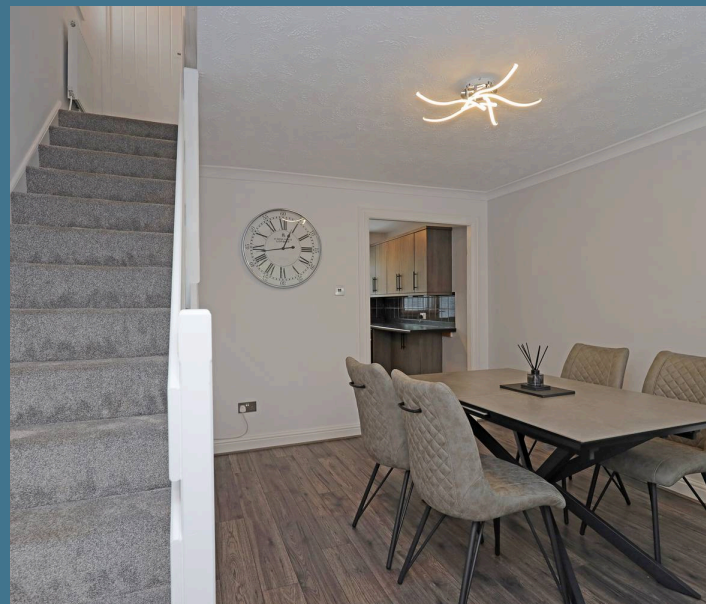
28 Cardigan Grove, Stoke-On-Trent - ST4 8XY

In Excess of £200,000

- Two Bedroom Semi Detached House
- Substantial Ground Floor Extension
- Quiet End Of Cul-De-Sac Position
- Large Corner Plot
- Gardens To Three Sides
- Extensive Off-Road Parking
- No Upward Chain

This two bedroom semidetached house occupies a particularly large corner plot tucked away at the end of a quiet cul-de-sac on the popular new park development within Trentham. A pitched roof single story extension to the side as a superb additional reception room with double doors leading out to the garden . Given the size of the plot we feel this property presents a great opportunity for further extension subject to the necessary planning consent and building regulations.

The house is entered through an enclosed entrance porch with recently replaced composite door. This porch in turn opens into an open plan dining room With laminate flooring which runs throughout the kitchen and having a window looking out to the front elevation. Beyond the dining room is the fitted kitchen with contemporary grey wall and base units, breakfast bar and connections for all the usual kitchen appliances.





Two windows and a half glazed door look out over the rear garden. The side extension has created a large dual aspect sitting room with window overlooking the front and glazed double doors opening out to the rear garden.

To the first floor, the landing has a window to the side aspect and loft access to well proportioned bedrooms are served by the recently refitted shower room.

Outside the property is approached over a tarmac driveway continuing to a large further area of hardstanding or parking. There are lawn areas to the front and side of the house and the gate leads through to the rear garden comprising sitting area with lawn beyond and surrounded by timber panel fencing. Property is offered with no chain.

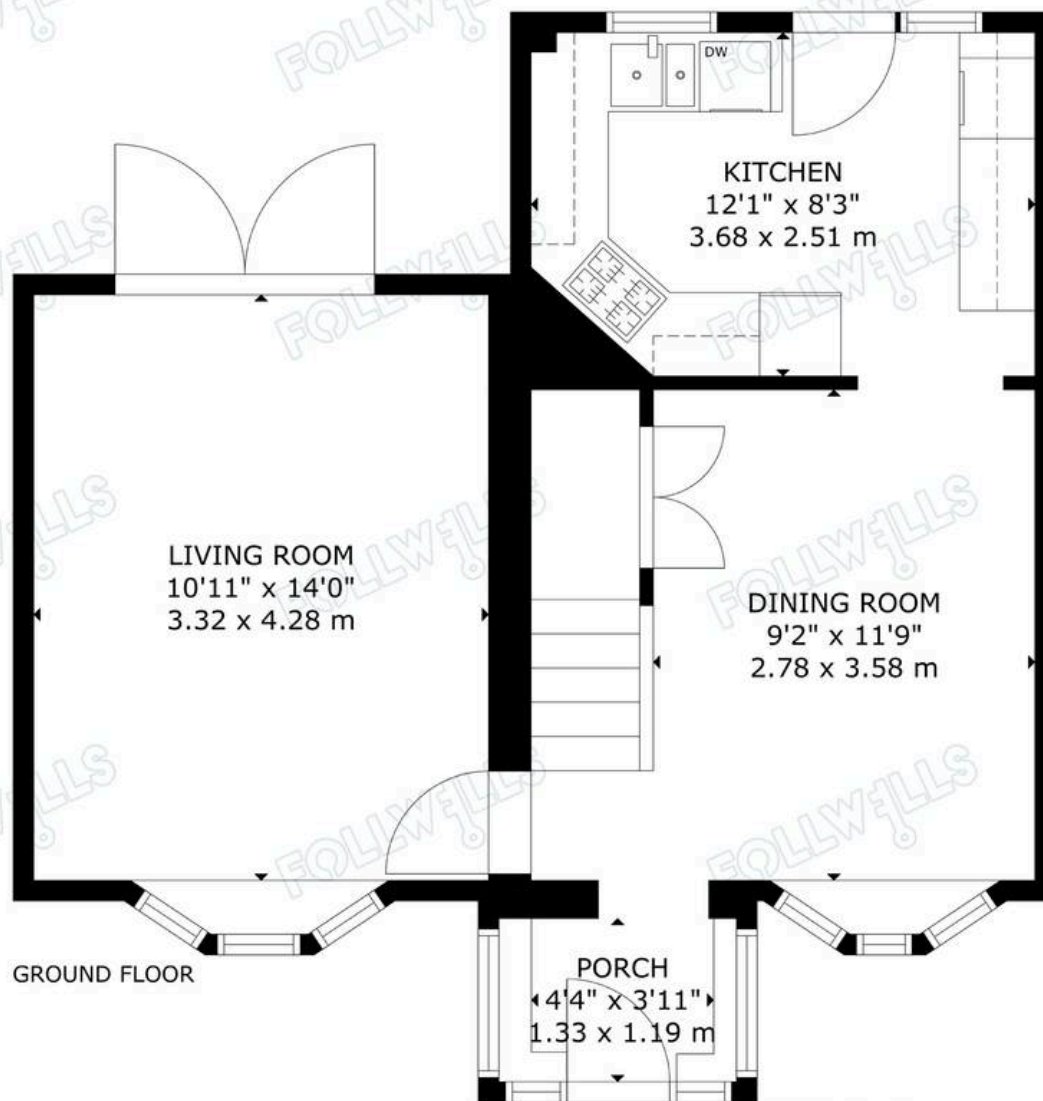
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

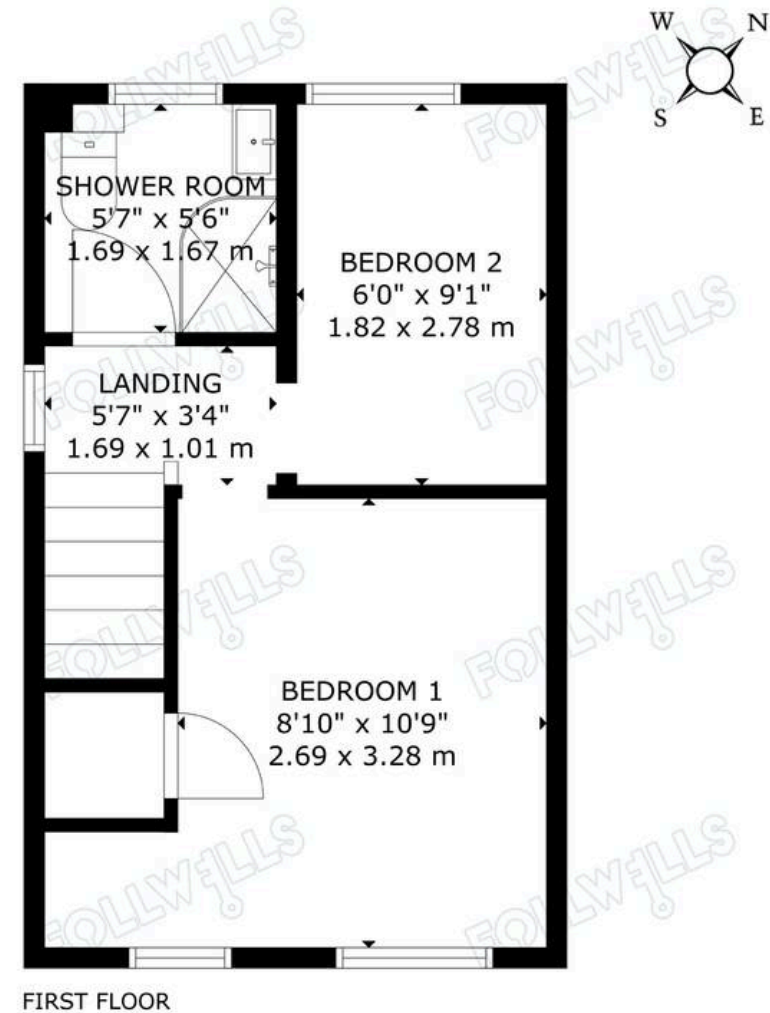
EPC Environmental Impact Rating:





FOLLWELLS

GROSS INTERNAL AREA
TOTAL: 62 m²/665 sq.ft
GROUND FLOOR: 39 m²/422 sq.ft, FIRST FLOOR: 23 m²/243 sq.ft
EXCLUDED AREAS: PORCH: 2 m²/22 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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