



3 The Dreys

Stoke-on-Trent, ST4 8DU

£305,000

**Tinsley
Garner**

independent property expertise



You will be surprised at what you may find tucked away in the leafy corners of Trentham! The Dreys is a small cul-de-sac of just a handful of houses hidden away behind The Lea, strolling distance to the local shops, Green Lea Primary School and walking distance to Trentham Gardens. This mature detached house has a full two storey extension and has been extensively upgraded by the current offering well proportioned and flexible accommodation featuring spacious living areas, stylish open plan dining / kitchen / family room, three double bedrooms, stylish en-suite and remodelled shower room. Plenty of outside space with a driveway parking for 3 cars, large garage and a good size rear garden with additional space behind the garage. A super house in a great location - viewing essential.

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Entrance Hall

Reception area with composite half glazed front door, parquet wood effect flooring, turned staircase to the first floor landing. Period style radiator.

Cloakroom & WC

With suite comprising: WC and hand basin. Ceramic wall tiling to full height & tiled floor.

Lounge 6.70 x 3.30m (22'0" x

A large sitting room with bow window to the front of the house and open plan to the rear through to the dining area. Recess fireplace with brick pillars, oak mantle and raised slate flagged hearth with wood burning stove. Parquet wood block effect flooring. TV aerial connection and period style radiator.

Open Plan Dining Kitchen 6.99 x

The essential living space in any modern family home! This large open plan kitchen has space for dining and plenty of room for a sofa, featuring to sets of French windows to the rear of the house opening to a wooden deck area. The kitchen is fitted with an

extensive range of base cupboards with high gloss coloured cabinet doors and co-ordinating wood block work surfaces with stainless steel sink unit. Wood strip effect laminate flooring throughout. Inset LED lighting.

Utility Room

Base storage cupboards with work surface and sink unit, plumbing for washing machine and wall mounted Vaillant gas central heating boiler. Part glazed upvc door to the side of the house.

Landing

Turned staircase with windows to the front and side of the house. Access hatch to loft space.

Bedroom 1 6.25 x 2.92m (20'6" x

A large double bedroom with dressing area, window to the rear of the house, period style radiator.

En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen and thermostatic shower, wash basin in vanity cupboard & WC. Wood effect flooring. Window to the rear of the house. Radiator.



Bedroom 2 5.26 x 3.18m (17'3" x 10'5")
Spacious double bedroom with window to the rear of the house. Radiator.

Bedroom 3 3.37 x 3.30m (11'1" x 10'8")
Double bedroom with window to the front of the house. Stripped wooden floor, period style radiator.

Shower Room

Fitted with a white suite comprising: walk-in oversize shower enclosure with glass screen and thermostatic shower, wash basin in vanity cupboard and WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator, inset LED lighting.

Outside

The house occupies a larger than average garden plot with south facing rear garden. The garden is mainly lawn with wooden deck extending across the rear of the house and paved patio area. The gardens extend across to the rear and to the side of the garage providing plenty of space for additional storage or play equipment.

Long block paved driveway with parking for 2 / 3 cars leading to a

detached brick built single garage with up and over door.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.







