



9 Kennington Oval, Trentham Lakes, Stoke on Trent, ST4 8FX £355,000 Guide Price

Located on a GENEROUS CORNER PLOT on the MUCH SOUGHT AFTER TRENTHAM LAKES DEVELOPMENT. This IMMACULATELY PRESENTED, MODERN, EXECUTIVE, FAMILY DETACHED HOME boasts an absolute STUNNING KITCHEN DINER, TWO FURTHER RECEPTION ROOMS, cloakroom, FOUR DOUBLE BEDROOMS with an EN-SUITE to the MASTER BEDROOM, FAMILY BATHROOM. Externally there is a separate brick built garage, off road parking and a flat rear garden. Close to TRENTHAM GARDENS, AMENITIES, LOCAL SHOPS, SCHOOLS along with offering EXCELLENT COMMUTER LINKS VIA A34/A50/A500 and M6.

Executive modern detached family home
Sited on a generous corner plot on the much sought after Trentham Lakes development
Stunning kitchen diner, two further reception rooms, cloakroom, four good sized bedrooms
Master with en-suite, family bathroom.
Separate single brick built garage, off road parking, rear flat garden
Convenient for Trentham Gardens, shops, schools, amenities and excellent commuter links

Entrance Vestibule

Enter the property via the composite front door into the welcoming hallway. Laminate floor covering and a useful store under the stairs.



Kitchen Diner 3.91m (12' 10") x 6.83m (22' 5")

This spacious bespoke kitchen diner is a dream come true. Modern high gloss fitted base and wall units with a host of integrated appliances. Fridge/freezer, washing machine, dishwasher, double ovens and a four ring ceramic hob on the centre island, and extractor fan above. Wood effect work surface and breakfast bar, coloured corner sink and drainer, contrast glass splash backs are a particular feature. Two radiators and a tiled floor covering. UPVC windows to the side and front aspects along with UPVC French doors to the garden.



Kitchen Diner



Kitchen Diner

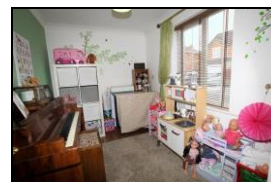


Kitchen Diner



Playroom/Study 3.45m (11' 4") x 2.13m (7' 0")

UPVC Georgian style window to the front aspect with the benefit of Venetian blinds. Laminate floor covering, and radiator.



Lounge 3.46m (11' 4") x 4.63m (15' 2")

Main focal point is the living flame gas fire within a cream fire surround and a matching hearth. Carpet, radiator, TV aerial point. UPVC Georgian style window to the side aspect.



Cloak Room 1.00m (3' 3") x 1.46m (4' 9")

Fixed vanity unit with inset wash/hand basin and low level WC. Radiator and laminate floor covering. UPVC window with frosted glazing to the rear aspect.



Stairs/Landing

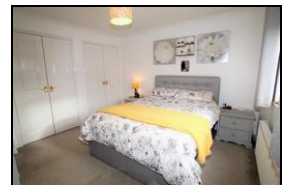
Carpeted stairs lead from the hallway to the first floor, carpeted landing with access from here via retractable ladder to the insulated and partially boarded loft space.

Master Bedroom 3.50m (11' 6") x 4.10m (13' 5")

UPVC Georgian style window to the front aspect. Carpet, radiator and double fitted wardrobes.



Master Bedroom



En-Suite 1.52m (5' 0") x 2.20m (7' 3") max

Corner tiled shower enclosure, fixed vanity unit with inset wash/hand basin and close coupled WC. Chrome ladder style towel heater, tiled walls and UPVC window with frosted glazing to the front aspect.



Bedroom 2 3.25m (10' 8") x 4.00m (13' 1")

UPVC Georgian style window to the front aspect. Carpet, radiator and fitted wardrobe.



Bedroom 2



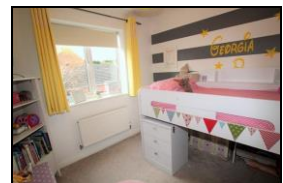
Bedroom 3 3.50m (11' 6") x 2.78m (9' 1")

UPVC Georgian style window to the side aspect. Carpet, radiator and fitted wardrobe.



Bedroom 4 2.78m (9' 1") x 2.72m (8' 11") max

UPVC window to the rear aspect. Carpet and radiator.



Family Bathroom 2.30m (7' 7") x 1.70m (5' 7")

White panelled bath with shower and side screen over, modern vanity unit with inset wash/hand basin, low level WC. UPVC window with frosted glazing to the rear aspect. Tiled walls and floor covering.



Rear Garden

Private and enclosed flat rear garden, paved patio, including covered section, laid to lawn and separate childrens play area with bark. External tap.



Detached Garage 2.56m (8' 5") x 5.00m (16' 5")

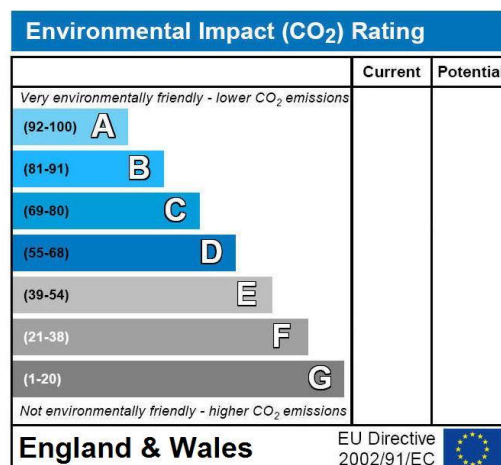
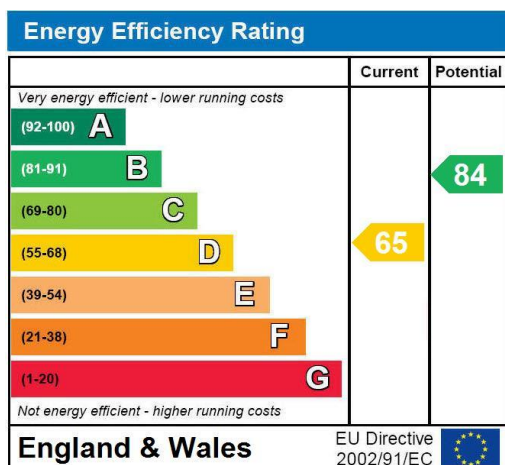
Block paved driveway for off road parking leading to the detached single garage. Up and over door to the front with pedestrian access to the side. Power points and lighting.



Front/Side Garden

Property Ref: OPNY000695

Energy Performance Certificates



Tenure: We await confirmation from the vendors solicitors.

Services: Please note, no tests have been made on services, equipment or fittings. Purchasers are advised to satisfy themselves as to their availability and condition.

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.

Floor plans are not to scale and are for illustration purposes only.

No responsibility is taken for any error omission or misunderstanding.

Viewing strictly by appointment.