

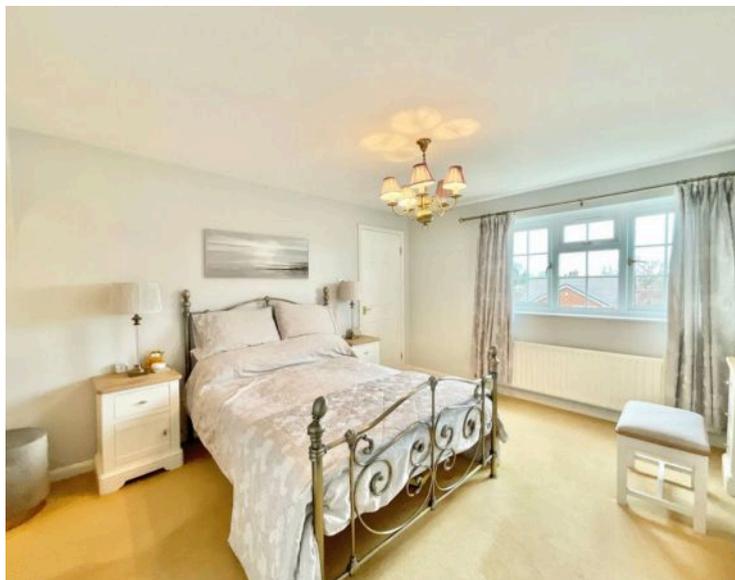


12 Wymondley Grove, Stoke-On-Trent

£425,000 Freehold



Beautifully presented family home in the heart of Trentham, within walking distance of Trentham Gardens, local shops and amenities, excellent travel links, and local commuter links. • Four generously sized double bedrooms including a master bedroom with a separate dressing area, en suite shower room with walk-in rainfall shower and underfloor heating, and a further family bathroom. • Versatile living spaces including an expansive living room, bright conservatory, separate dining room, kitchen with hidden storage and utility space, family room ideal for playroom or office, and W/C. • South-facing tiered rear garden with multiple patio seating areas, a lush grass lawn, and well matured borders. To the front, a beautiful front lawn, expansive driveway and double garage. • This beautiful detached home offers a wealth of versatility and is waiting ready for someone to come in and put their



Welcome to a home that truly deserves its own crown jewels. Introducing this dazzling four-bedroom detached residence, proudly set in the beating heart of Trentham, just a short stroll from the stunning Trentham Gardens, the tranquil Trent and Mersey Canal, and excellent local schooling, this is a property that wears its postcode like a priceless jewel.

Enter into a generously sized entrance hall that guides you seamlessly throughout the rest of the home. Firstly, you'll discover a generously sized living room, complete with a feature fire surround and glazed French doors providing access into a bright conservatory overlooking the garden and a spacious dining room for the whole family to enjoy. The kitchen/diner is laid out in a galley style with shaker-style base and overhead cabinetry, a Belfast sink, hidden storage spaces, and an additional utility space. Completing the downstairs is a versatile family room, currently used as an office but could be perfect as a playroom for little ones or a snug, plus a handy W/C.

Upstairs, you'll discover a generously sized master bedroom with its very own dressing room with fitted sliding-door wardrobes and a modern en suite shower room with floor-to-ceiling tiles, underfloor heating, a walk-in rainfall shower, and a vanity sink and W/C. Three further double bedrooms await, all with fitted wardrobe spaces, and a family bathroom with a bath/shower duo, a sink, and a W/C.

Continue outside, where you will find an expansive tiered South-facing rear garden with a patio seating space with steps leading up to further patio space and a lush grass lawn that's perfect for soaking up the sun, relaxing, and looking back towards this beautiful home. To the front, there is a well-maintained front garden with a grass lawn and mature borders and a generously sized driveway with iron gates leading further onwards to a double garage, ideal for secure storage.

Location

Trentham lies to the **South of Stoke-on-Trent** and offers a perfect mix of modern living, green surroundings and excellent amenities. Known for its attractive residential streets and family-friendly atmosphere with local schools, including well regarded **Trentham Academy** and several highly rated primaries

At the heart of the area is **Trentham Gardens and Shopping Village**, a renowned destination featuring independent boutiques, restaurants, cafés, a garden centre and the award-winning Trentham Estate — ideal for walks, leisure and family days out. Additional amenities include shops, bars and eateries as well as the popular 18-hole Trentham Golf Club.

Trentham benefits from easy access to the **A34, A50 and M6**, as well as main line rail stations in Stoke and Stafford making it ideal for commuters.



Spacious four-bed detached home in Trentham near Trentham Gardens, Canal, and top-rated schools. Features multiple receptions, modern kitchen, en suite, large garden, driveway, and double garage.

Council Tax band: F

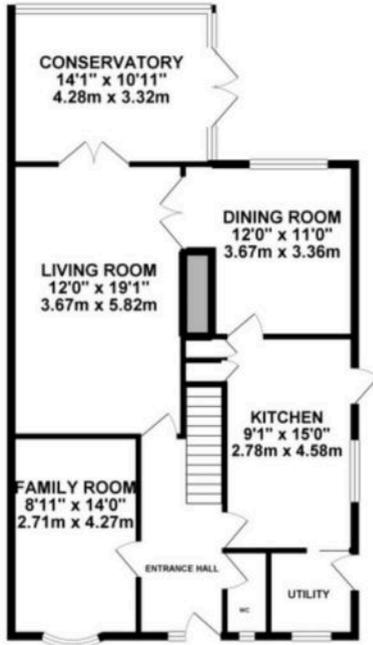
Tenure: Freehold

EPC Energy Efficiency Rating:

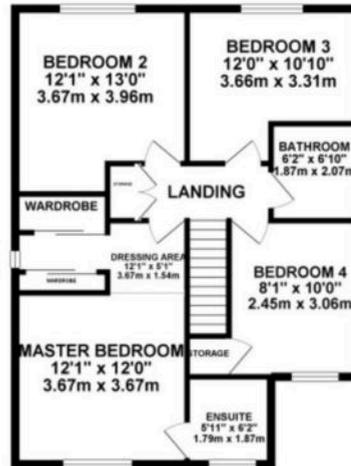
EPC Environmental Impact Rating:



GROUND FLOOR 939.78 sq. ft.
(87.31 sq. m.)



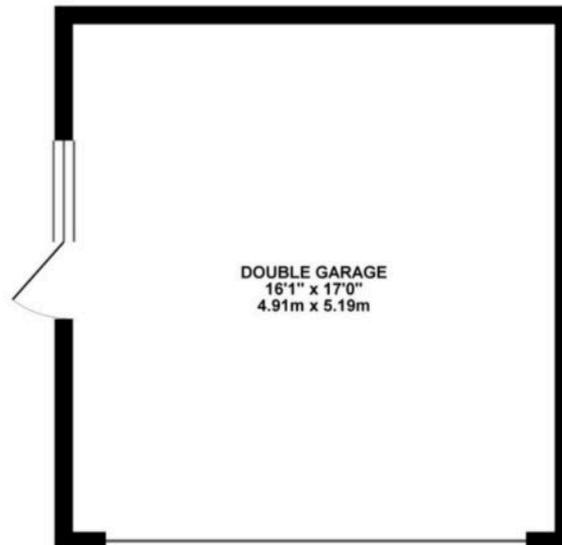
1ST FLOOR 731.66 sq. ft.
(67.97 sq. m.)



TOTAL FLOOR AREA - 1671.44 sq. ft. (155.28 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR 273.92 sq. ft.
(25.45 sq. m.)



TOTAL FLOOR AREA - 273.92 sq. ft. (25.45 sq. m.) approx.

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