



40 Harold Hines Way, Stoke-On-Trent

£425,000 Freehold



Stunning 4-bed detached home on Harold Hines Way, Trentham. Ideal for families and upsizers seeking spacious, flexible living. • Large living room, kitchen/diner with sleek grey cabinetry, 6-burner hob, oven, grill, fridge/freezer, dishwasher, further reception room, utility & WC. • Master with ensuite shower room & dressing room, three further bedrooms, family bathroom with separate bath & glazed shower, vaulted ceiling and a striking floor to ceiling windows. • Garden with patio & lawn, double garage with partitioned office/hobby area, tarmacked driveway providing off-road parking. • Sought-after Trentham area, close to shops, cafés, schools, local amenities, parks & transport links.



Lights, camera, action... the spotlight shines on **Harold Hines Way!** Welcome to this **stunning four bedroom detached home in the sought after area of Trentham**, ready for its big debut on the property **Walk of Fame**. If homes could collect awards, this one would already be holding a golden statue. Perfect for **upsizers and families**, it offers the kind of space where everyday living feels like a blockbuster success. So grab your popcorn... the tour is about to begin.

The opening scene begins in the kitchen diner... and what a star it is! This spacious kitchen and dining area is ready to steal the spotlight, fitted with **sleek mushroom grey cabinetry offering plenty of storage and workspace to cook up a storm**. Well equipped for everyday living, it features a **fridge freezer, dishwasher, oven and grill, a stainless steel one and a half sink and drainer, and a five burner gas hob with cooker hood above**. Whether you're preparing a quick snack or hosting a dinner worthy of a Hollywood premiere, this kitchen is ready for its close up. **Glazed French doors lead out to the garden**, creating the perfect setting for everything from family breakfasts to dinner party premieres under the spotlight. Just off the kitchen, you'll also find a **handy utility room**, offering additional appliance space and keeping the behind the scenes chores neatly tucked away so the main stage can stay centre stage. **The next scene takes us into the living spaces... where the large living room takes centre stage**. This inviting space is perfect for relaxing after a long day, and it even features **another set of glazed French doors leading out to the garden**, creating a wonderful connection to the outdoors. There's also a **further reception room**, currently used as a playroom, but ready to take on whatever role your script requires, whether that's a home office, snug, games room, or creative studio. Every great movie has a supporting cast, and **to wrap up the ground floor there's a convenient WC with pedestal wash hand basin**, the perfect supporting act for busy family living.

Now for the headline act... upstairs! The **spacious landing immediately makes an impression**, featuring a **vaulted ceiling and a striking floor to ceiling window** that floods the space with natural light, creating a bright and dramatic entrance to the upper floor. It's the kind of grand entrance worthy of a red carpet moment. Here you'll find **four well sized bedrooms ready to take their place in the spotlight**. The **star of the show is the impressive master bedroom**, which also benefits from its own **floor to ceiling window**, alongside a **dressing room** and a **private ensuite shower room fitted with a glazed shower, pedestal wash hand basin, and WC**, a perfect space to start and end the day in comfort. Another bedroom at the **front of the property also enjoys a floor to ceiling window**, while a further bedroom conveniently **boasts fitted wardrobes**, offering excellent storage. The remaining room provides **flexible space for family, guests, or even a home office if the script calls for it**. Completing the upstairs is the **family bathroom**, fitted with a **glazed shower, separate bath, WC, and pedestal wash hand basin**, giving everyone their own space to get ready for the day's next scene.

Heading outside for the special reveal... you'll find a **convenient double garage offering fantastic versatility**. Part of the garage has been **cleverly partitioned**, creating a space that can be used as a **home office or whatever your heart desires**, perfect for working from home, guests, or a quiet retreat. The remaining portion of the garage still provides **plenty of storage or space to park a car**, giving you the best of both worlds. And the scene continues outside, where you'll find a **lawned garden alongside a patio area**, offering a convenient setting for relaxing,



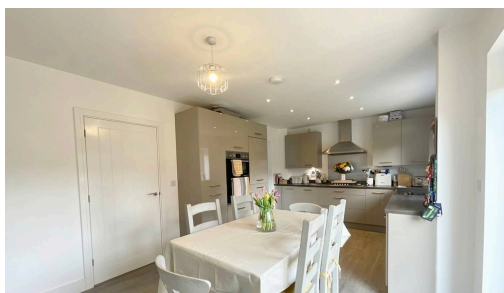
Move to Harold Hines Way, Trentham! This stunning 4-bed detached is ready for its big debut, starring a kitchen/diner, living room, extra reception room, utility, WC, ensuite & dressing room. With garden, double garage with office space & driveway, it's perfect for families & upsizers, close to shops, schools & local amenities.

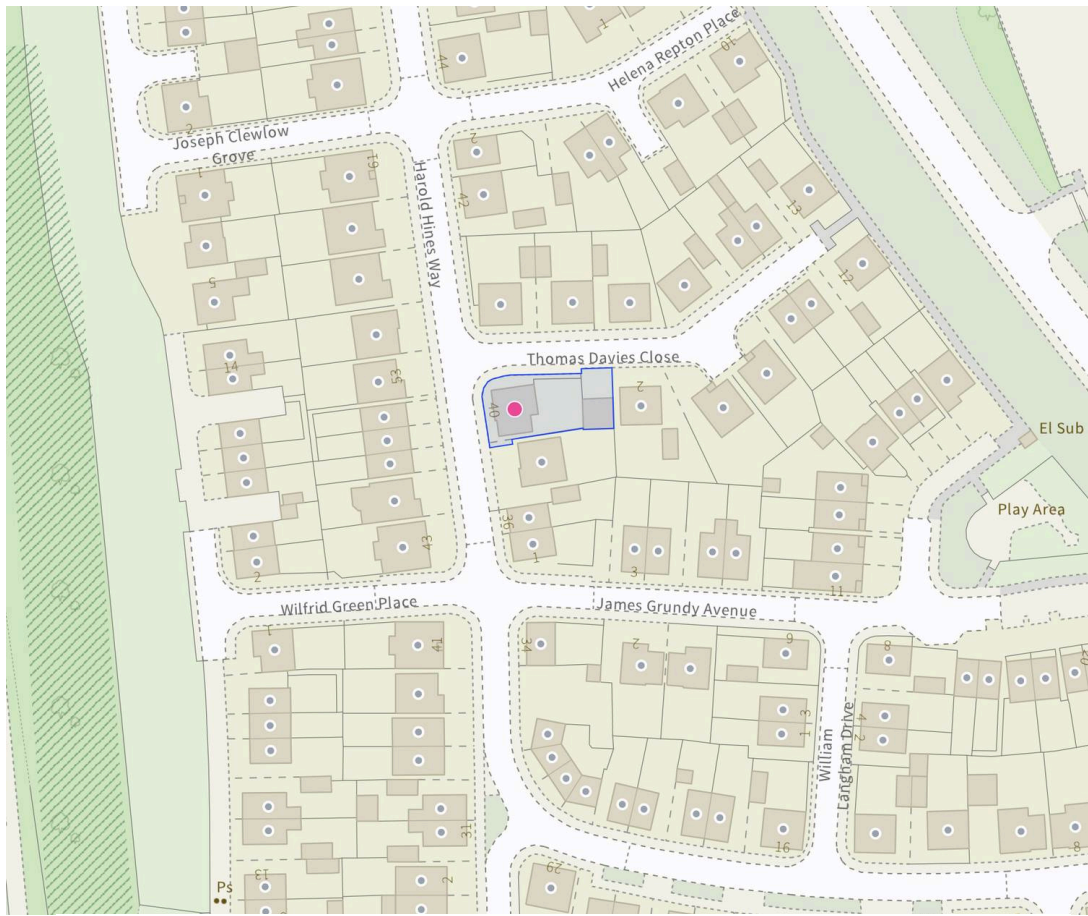
Council Tax band: E

Tenure: Freehold

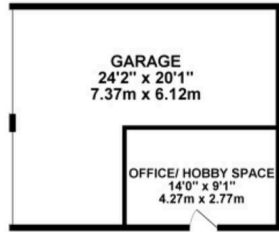
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

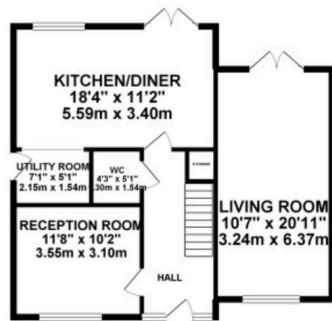
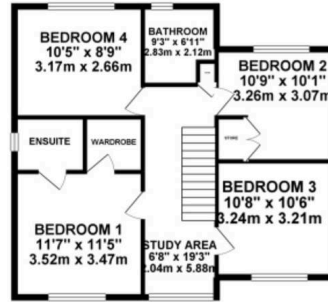




GROUND FLOOR 1189.80 sq. ft.
(110.54 sq. m.)



1ST FLOOR 702.02 sq. ft.
(65.22 sq. m.)



TOTAL FLOOR AREA: 1891.82 sq. ft. (175.76 sq. m) approx.

While 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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