



31 Kennedy Road, Stoke-On-Trent

£450,000 Freehold



Fabulous four-bedroom, three-storey detached home in Trentham, ideal for families and upsizers, offering spacious, flexible living throughout in a highly sought-after location. • Spacious living room with bi-fold doors and living flame fire, bright conservatory, sleek kitchen diner with integrated appliances and space for more, plus utility room, office, and WC. • Four versatile bedrooms across two floors, including top floor master with en suite shower room, plus family bathroom with bath, separate shower, vanity basin and WC. • Well-maintained rear garden with patio and lawn, side access, large garage for storage or parking, and generous block-paved driveway with space for multiple vehicles. • Located in desirable Trentham, close to schools, shops, transport links and Trentham Gardens offering convenience, connectivity and a fantastic lifestyle setting.



3...2...1... and we have lift-off! Because this is no ordinary move, this is your upgrade to a four-bedroom, three-storey detached home in the highly desirable Trentham. Designed for growing families and those ready to upsize in style, this home delivers space, flexibility and location in equal measure. With excellent schools, handy transport links, local shops and the ever-popular Trentham Gardens just moments away, everything you need is right on your doorstep... and your next chapter is ready for launch.

Step inside and the mission begins with a welcoming hallway that sets the tone perfectly. To the left, through double doors, you'll find a spacious living room ready for both relaxation and entertaining, complete with glazed bi-folding doors that create seamless flow and a living flame fire, ideal for those cosy nights in. Slide open the doors and you'll find a bright conservatory, effortlessly bringing the outdoors in, with direct access to the garden, your perfect spot for morning coffee or family gatherings. The layout continues to impress as it opens into a sleek, modern kitchen diner, truly the heart of the home. Fitted with crisp white cabinetry and smart quartz worktops, this space is as stylish as it is practical. You'll find an integrated double oven, induction five-burner hob, microwave, dishwasher, a ceramic one-and-a-half sink with drainer, and plenty of additional space for appliances. Leading through, the utility keeps everything running smoothly, with matching quartz worktops, further appliance space, and another ceramic sink and drainer...because every well-run home needs its behind-the-scenes support. There's also a conveniently placed WC, finished with a concealed cistern unit and integrated corner wash hand basin. And to complete the ground floor, a versatile office space offers flexibility for modern family life, perfect for working from home, a playroom, or even an additional bedroom when needed.

Moving up to the first floor and you'll find three bedrooms, each just as handy as the next and ready to adapt to whatever your heart desires. Also on this level is a well-appointed family bathroom, fitted with a bath with tiled surround, a separate walk-in shower with a stylish splash back, a vanity wash hand basin and a WC, keeping the morning routine running smoothly and evenings all about unwinding. Heading up to the second floor and you'll discover the showstopping master bedroom, a bright and spacious retreat. Conveniently, it also hosts its own en suite shower room, complete with a walk-in shower finished with stylish tiling, a wash hand basin with vanity storage beneath, and a WC, giving you that extra touch of comfort and privacy at the top of it all.

To the rear, you'll find a lovely, well-maintained garden designed for both relaxation and entertaining. A block-paved patio area sets the scene perfectly for al fresco dining, while the lawn beyond is framed by mature shrubbery, creating a peaceful setting. There's also handy side access, ideal for additional parking, storage or a bit of extra outdoor flexibility. You'll also benefit from a large garage, perfect for all your storage needs or secure parking. To the front, a generous block-paved driveway provides space for multiple vehicles, again bordered by mature shrubbery, giving both practicality and a welcoming first impression from the moment you pull up and prepare to land.

Location

Trentham lies to the **South of Stoke-on-Trent** and offers a perfect mix of modern living, green surroundings and



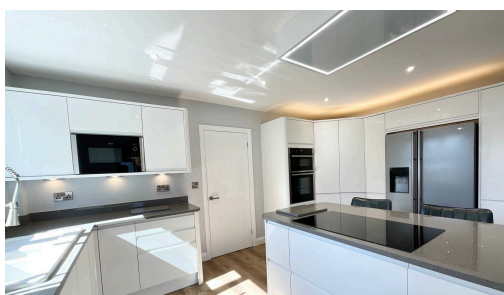
Ready for take-off on Kennedy Road, this 4 bed, 3 storey detached in Trentham is ideal for families and upsizers, with living room, conservatory, kitchen diner with integrated appliances, utility, WC, office, en suite shower room, family bathroom, garden, garage, large driveway, near, schools, shops, transport links & Trentham Gardens.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

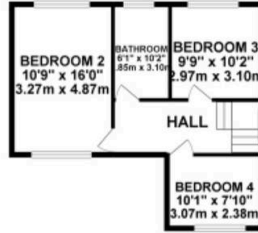
EPC Environmental Impact Rating:



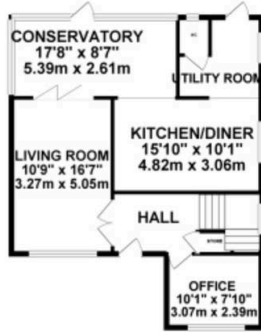
GROUND FLOOR 1001.16 sq. ft.
(93.01 sq. m.)



1ST FLOOR 503.22 sq. ft.
(46.75 sq. m.)

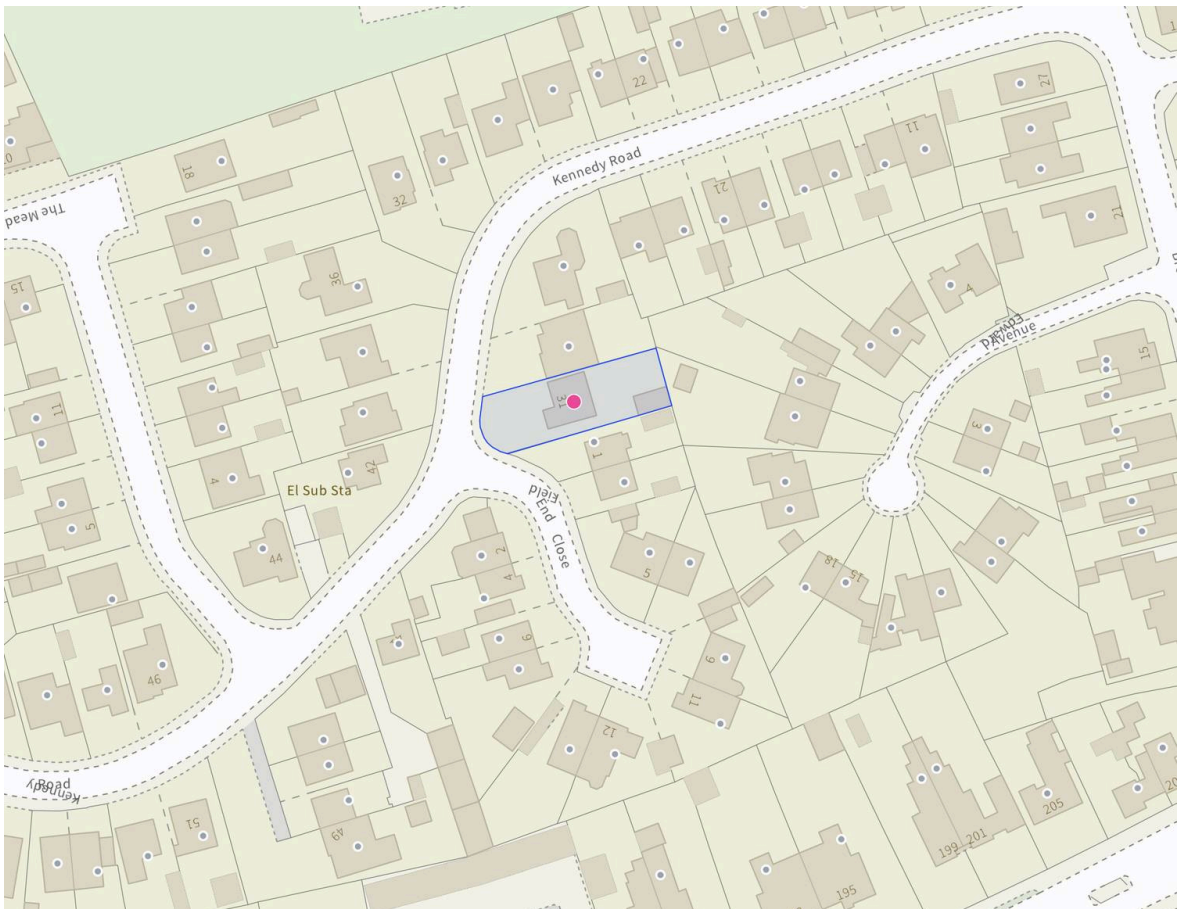


2ND FLOOR 280.05 sq. ft.
(26.02 sq. m.)



TOTAL FLOOR AREA: 1784.43 sq. ft. (165.78 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 mis-statement. 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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