



Collinbourne Close,
Trentham, Staffordshire
ST4 8GU



OneAgency

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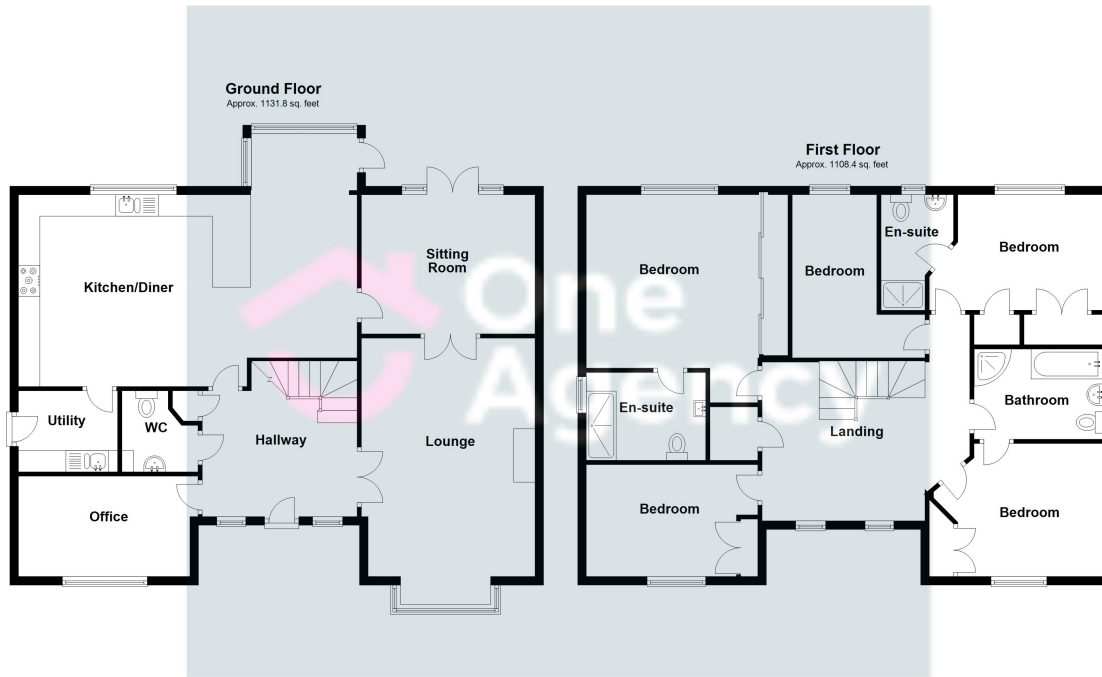


£555,000

An executive detached residence with double garage, situated in the highly regarded location of Trentham. The property has impressive accommodation throughout with a lounge and stunning kitchen/dining area with a double range cooker and two en suites and family bathroom to the first floor. Externally the property offers an attractive porcelain footpath to the front door, with lawned areas and shrub borders. The property benefits from a new ATAG boiler, security cameras surrounding and the property sits on a corner plot on Collinbourne Close!

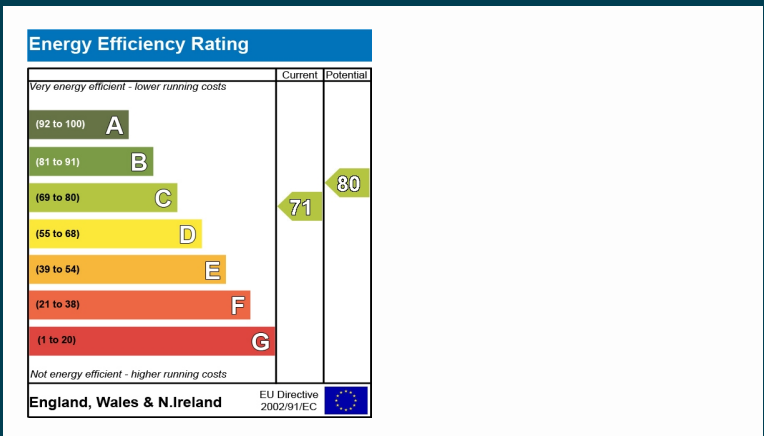


Ground Floor	Guest W/C	Bedroom Four
Hallway	1.89m x 1.78m (6' 2" x 5' 10") A useful downstairs w/c with pedestal hand wash basin, radiator and wooden flooring.	3.26m x 2.60m (10' 8" x 8' 6") A double glazed window to the front, built in wardrobe, radiator and carpet flooring.
3.62m x 2.71m (11' 11" x 8' 11") Entered through a composite front door, two double glazed windows to the front, storage cupboard, radiator and wooden flooring.	First Floor	Bedroom Five
Lounge	Landing	3.85m x 1.98m (12' 8" x 6' 6") A double glazed window to the rear, radiator and carpet flooring.
5.61m x 3.92m (18' 5" x 12' 10") A double glazed bay window to the front, double doors to the kitchen/dining room, gas fireplace and surround, radiator and carpet flooring.	4.76m x 3.67m (15' 7" x 12' 0") Access to the first floor accommodation, two double glazed windows to the front and carpet flooring.	Bathroom
Kitchen/Diner	Bedroom One	2.98m x 2.21m (9' 9" x 7' 3") A modern fitted suite with bath, corner shower unit with glass screen, pedestal hand wash basin, w/c, part tiled walls, radiator, double glazed window and tiled flooring.
7.71m x 4.43m (25' 4" x 14' 6") A brilliant fitted kitchen with a range of wall and base units with worktops, sink basin with mixer tap, integral dishwasher, double range cooker with hood over, space for a fridge/freezer, island unit with storage, radiator, space for a dining table/chairs, patio door to the rear garden, double glazed windows to the rear, under floor heating and tiled flooring.	4.12m x 4.02m (13' 6" x 13' 2") A double glazed window to the rear, fitted wardrobe units, access to en suite, radiator and carpet flooring.	Double Garage
Utility Room	En Suite	A double garage to the side of the property with electric charge point for a car.
2.15m x 1.89m (7' 1" x 6' 2") A useful space with plumbing for a washing machine, space for a dryer, new ATAG boiler to the wall, stainless steel sink basin, patio door to the side, radiator and tiled flooring.	2.70m x 2.04m (8' 10" x 6' 8") A modern fitted en suite with walk in shower and glass screen, vanity hand wash basin, w/c, towel radiator, double glazed window, part tiled walls and tiled flooring.	External
Play Room	Bedroom Two	Front - A lawned area with shrub borders, porcelain paved footpath leading to the front door and lighting to the front.
4.06m x 3.24m (13' 4" x 10' 8") French doors to the rear garden, double doors to the lounge, radiator and carpet flooring.	4.25m x 2.75m (13' 11" x 9' 0") A double glazed window to the front, storage cupboard, built in wardrobe, access to en suite, radiator and carpet flooring.	Rear - Porcelain area for seating, artificial turf area, a further area for seating, access to the double garage from the garden and side of the property, electric powered lighting and security cameras.
Study	En Suite	
3.88m x 2.35m (12' 9" x 7' 9") A double glazed window to the front, radiator and wooden flooring.	2.74m x 1.67m (9' 0" x 5' 6") A walk in shower unit, pedestal hand wash basin, w/c, part tiled walls, double glazed window and laminate flooring.	
	Bedroom Three	
	3.16m x 3.09m (10' 4" x 10' 2") A double glazed window to the front, built in wardrobe, access to main bathroom, radiator and carpet flooring.	



Total area: approx. 2240.2 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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