



## Plot 6, The Gleneagles, Turnberry Drive, Trentham, Stoke-On-Trent ST4 8EZ

£390,000

A perfectly wrapped gift, a new pair of shoes, shiny new golf clubs or the unmistakable smell of a new set of wheels..... we all love something brand spankers and boy oh boy have we got something untouched for you! This gigantic family pad is certain to turn heads and get the interior designer in you reaching for the Pinterest app! Three floors of space, clever design and luxury! Living room! Study! Kitchen/dining/family room! Guest WC! Five bedrooms, one with it's own dressing room or sitting room! Three bathrooms! Detached garage! Ample parking and private drive and spacious gardens! A simply breath-taking home with family life at the front of thought. There is nothing to compare so view today!





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

A large and light entrance hall with a composite door with double glazed panels to the centre. There is a glass and oak staircase rising to the first floor, doors to the ground floor rooms, a large under stair storage cupboard and ceramic tiled flooring with underfloor heating.

#### Living Room 14' 1" x 12' 0" (4.29m x 3.65m)

Having a double glazed sash style window to the front elevation. An excellent sized living room with a gas flame effect fire with granite hearth and matching granite surround. With underfloor heating.

#### Study 6' 8" x 8' 2" (2.03m x 2.49m)

Having a double glazed sash style window to the front. With underfloor heating.

#### Guest WC 4' 11" x 2' 11" (1.50m x 0.89m)

Having a modern white suite comprising a close coupled WC and a wall mounted wash hand basin with mixer tap. With part tiled walls, a continuation of the ceramic tiled flooring, recessed ceiling spotlights and underfloor heating.

#### Kitchen / Dining / Family Room 28' 4" x 10' 0" (8.63m x 3.05m)

Having two double glazed windows and double glazed French doors looking to the rear gardens. An ultra modern kitchen/dining/family space. In the kitchen area is a range of high gloss matching base drawer and wall mounted units with soft close mechanisms including curved corner cupboards, wine rack, deep pan drawers and with worksurfaces extending along three sides having matching upstands and including a breakfast bar area. There is a one and a half bowl stainless steel sink with mixer tap, an integrated dishwasher, Hotpoint oven and grill and Indesit four ring hob with a central wok hob and a Baumatic stainless steel extractor fan over. With ceramic tiled flooring continuing throughout, recessed ceiling spotlights and underfloor heating.

#### Utility Room 5' 6" x 5' 5" (1.68m x 1.65m)

Having a double glazed glass panelled door to the side elevation. With a range of matching high gloss base and wall mounted units. Worksurface extending along one side having matching upstands and a single drainer sink. There is an integrated washing machine and integrated tumble dryer. With a continuation of the ceramic tiled flooring with underfloor heating.

### First Floor

#### First Floor Landing

A generous landing with doors to the first floor rooms and an oak and glass staircase leads to the second floor. Double glazed sash window to the front elevation, radiator and a large airing cupboard.

#### Master Bedroom 12' 6" x 12' 1" (3.81m x 3.68m)

Having two double glazed sash windows and double glazed French doors to the Juliet balcony. With a built-in double wardrobe and radiator. Access through to the en-suite.

#### En-suite Shower Room 12' 1" x 3' 11" (3.68m x 1.19m)

Having a double glazed sash window to the side elevation. A contemporary en-suite with a white suite comprising a concealed cistern WC, a wall mounted wash hand basin with mixer tap and a walk-in double shower with glass sliding doors, waterfall showerhead and an additional hand held shower attachment. There is ceramic tiled flooring, part tiled walls, ladder style towel radiator and recessed ceiling spotlights.

#### Bedroom Three 12' 6" x 8' 9" (3.81m x 2.66m)

Having a double glazed sash window to the front and a radiator.

#### Bedroom Four 12' 0" x 8' 9" (3.65m x 2.66m)

Having a double glazed sash window to the front and a radiator.

#### Bedroom Five 11' 11" x 7' 8" (3.63m x 2.34m)

Having a double glazed sash window to the rear and a radiator.

### Second Floor

#### Second Floor Landing



Having doors to the second floor rooms and a large storage cupboard.

#### Bedroom Two 15' 4" x 8' 8" (4.67m x 2.64m)

Having a double glazed sash window to the front elevation. With three single built-in wardrobes and a radiator.

#### En-suite Shower Room 11' 7" x 4' 0" (3.53m x 1.22m)

Having a double glazed privacy window to the side. With a modern white suite comprising a concealed cistern WC, wall mounted wash hand basin with mixer tap and a walk-in double shower unit with glass sliding door, mains shower with waterfall style showerhead and an additional hand held shower attachment. With part tiled walls, ceramic tiled flooring, recessed ceiling spotlights and a ladder style towel radiator.

#### Sitting /Dressing Room 18' 4" x 12' 1" (5.58m x 3.68m)

Having a double glazed sash window to the front. With loft hatch access and a radiator.

#### Exterior

To the front of the property are two areas laid to lawn with an Indian stone paved path leading to the entrance door with side access. The rear garden is of a family size which is laid to lawn. With beautiful countryside views and side access from the detached single garage. Having fence panels to all boundaries.

#### Directions

From our Stone office head south-east on Christchurch Way/A520 towards Mill Street and continue to follow A520. Turn right onto Crown Street/A520 and follow the slight left onto Newcastle Street/B5027. Follow A34 to Longton Road/A5035 in Stoke-on-Trent. At the roundabout, take the third exit onto Longton Road/A5035. Turn left onto New Inn Lane then turn left onto Turnberry Drive where the property can be found as indicated by our for sale board.

#### Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.



#### Floor Plans

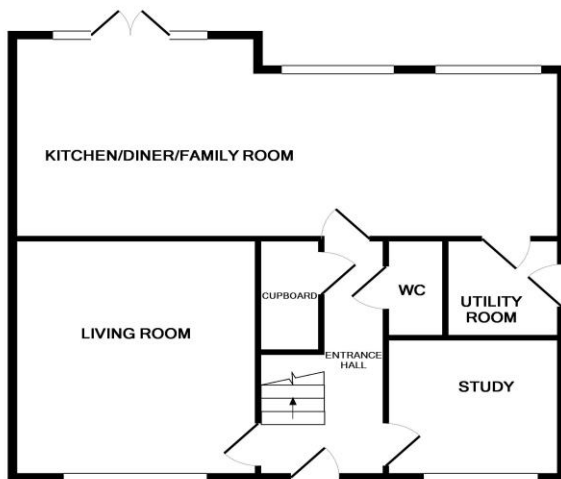
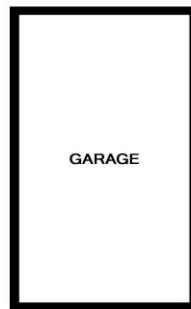
Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

#### Agents' Notes

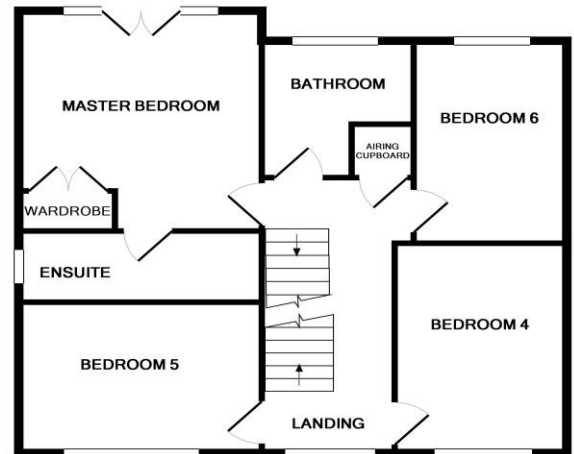
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#### Referrals

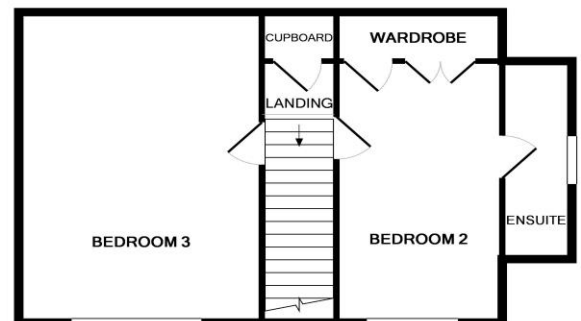
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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