



9 Uxbridge Crescent, Stoke-On-Trent

£275,000



Stunning three-bedroom end-of-terrace family home, located on the Waterside Estate in Trentham! • Perfectly situated in Trentham, you are nearby excellent schools, a short drive to Trentham Gardens and have great commuter links nearby. • Three bedrooms, including a master bedroom with an en-suite shower room, along with a family bathroom with a bath/shower duo. • The open-plan kitchen/diner features sleek cabinets, integrated appliances and glazed french doors which unfurl into the beautiful rear garden. • The front lawn spans around the property and compliments the driveway with off road parking, while the rear garden offers the perfect setting for entertaining family and friends.



Much like Claude Monet's inspiration from the serene Water Lily Pond, this stunning three-bedroom end-of-terrace home on Uxbridge Crescent has left us here at James Du Pavey feeling equally inspired and enthusiastic, and we are sure from the moment you step inside, this home's inviting ambiance will leave you feeling the same. The generous lounge is bathed in natural light thanks to its dual-aspect windows facing South and East, creating a bright and airy atmosphere. Flowing seamlessly into the open-plan kitchen/diner. You'll find sleek cabinetry and integrated appliances, making it an ideal space for any culinary enthusiast. Glazed French doors lead you to the garden, connecting indoor and outdoor living perfectly. The ground floor also features a large storage area, ideal for coats and shoes, ensuring the space remains tidy. A convenient downstairs W/C is perfect for guests and family alike. Upstairs, the home boasts three bedrooms, including a master bedroom with a spacious en-suite shower room. Bedroom two, a generous double, overlooks the lush greenery, while bedroom three is a comfortable single. The family bathroom, complete with a bath/shower duo, wash-hand basin, and W/C, services the bedrooms. The rear garden is a true highlight—a sizeable lawn that's perfect for summer BBQs and outdoor entertaining with family and friends. A patio area, currently housing a shed, offers additional space for relaxation or seating. The front of the property features a large lawn that wraps around the home, providing a picturesque setting. A driveway offers off-road parking; being located on a residents-only road ensures peace and privacy. This family home is perfectly located within the Waterside Estate in Trentham, close to excellent schooling options, the popular Trentham Gardens with its shops and restaurants, and convenient commuter links via road and bus. Much like Monet's Water Lily Pond, where every ripple and reflection tells a story, this home invites you to find your own moments of peace and inspiration. So, grab your paintbrush—or better yet, your keys—and come and experience this home. We're sure it'll leave you feeling just as inspired as Monet himself!

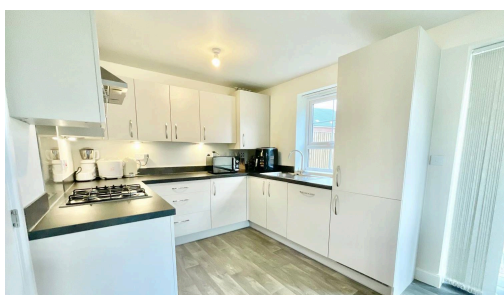


Inviting 3-bed end-of-terrace home in Trentham's Waterside Estate. Spacious lounge, open-plan kitchen/diner, master en-suite, lush garden, off-road parking. Close to schools and amenities.

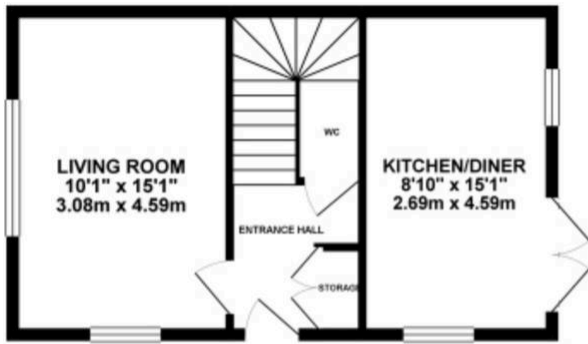
Council Tax band: TBD

EPC Energy Efficiency Rating: B

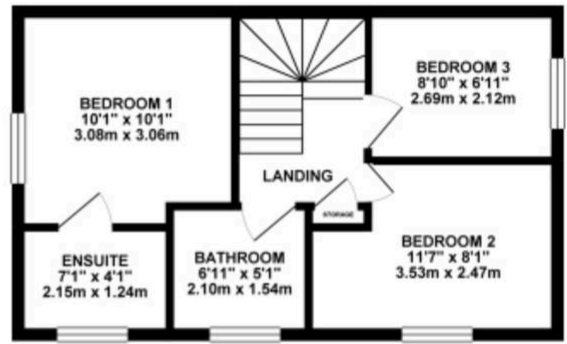
EPC Environmental Impact Rating: B



GROUND FLOOR 377.70 sq. ft.
(35.09 sq. m.)

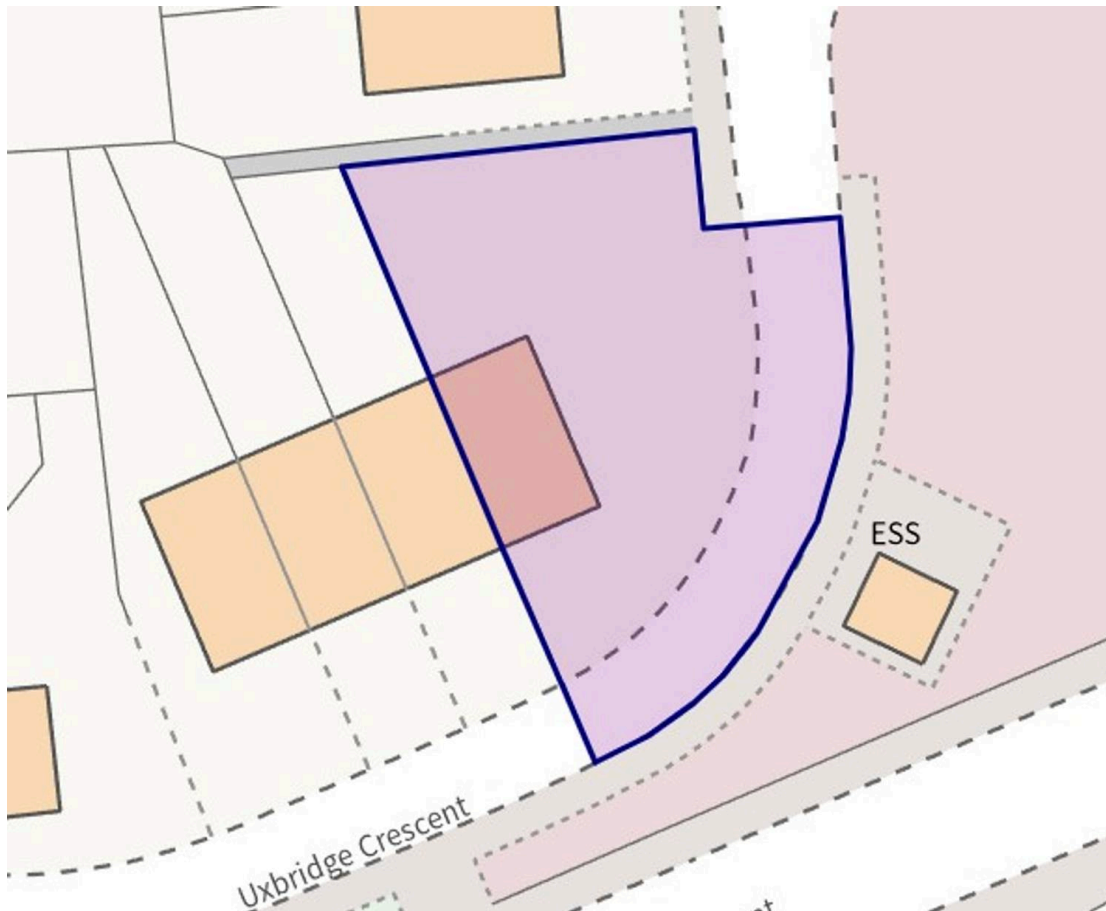


1ST FLOOR 377.66 sq. ft.
(35.09 sq. m.)



TOTAL FLOOR AREA : 755.36 sq. ft. (70.18 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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