



## 10 Paddock Rise, Stoke-On-Trent

£430,000



Beautifully presented four-bedroom detached family home on Paddock Rise. • Stunning open-plan kitchen/diner with sleek cabinetry and integrated appliances, plus space for your dining table to host for the whole family. • Master double bedroom with en-suite shower room, two double bedrooms and a further single bedroom all serviced by the family bathroom with L-Shape bath and shower duo. • Block paved driveway with allocated off road parking for multiple vehicles. • Perfectly located just moments away from excellent schooling options, shops, restaurants and the lovely Trentham Gardens. For commuters you will appreciate ideal transport links via road.





Get ready to place your bets folks! Don't gallop past this favourite because this front runner property at Paddock Rise is sure to be circling the winners enclosure and become your next home! Being beautifully presented throughout you really can just unpack and move straight in! Have we pricked your ears and left you wanting more?! Well trot on and make your way to the sensational, upgraded kitchen/diner that has been perfectly fitted with a stylish high gloss kitchen with integrated appliances and plenty of space for a large dining table, I couldn't think of a better place to enjoy your morning coffee! Are you struggling to rein in your excitement? Let me take you through to the conservatory where you can enjoy views over the perfectly manicured garden! The living room is a fantastic space to enjoy quality family time and benefits from being dual aspect with a large window to the front and sliding doors leading to the rear garden. The must have guest WC completes the ground floor accommodation. Its so easy to lose track of time, its pasture bedtime (can you tell we like horse puns?) wouldn't it be nice to have somewhere to bed down for the night? Neigh problem! Then why not make your way up the stairs where you can find three good sized double rooms all with fitted wardrobes and a further single bedroom currently with fitted office furniture perfect for those who work from home. The master bedrooms boasts an En Suite shower room and the family bathroom benefits from an 'L' shaped bath with glass screen and shower over. Outside into the winners enclosure you shall find a private rear garden with a large patio entertaining area and a lawn for the kids to play all set on the backdrop of the woodlands behind. To the front is a block paved driveway providing off road parking for multiple vehicles! Set on a quiet cul de sac, yet moments away from local amenities, great commuter links and of course Trentham Gardens. Don't delay and grab yourself a winner by calling our Stone office today!!



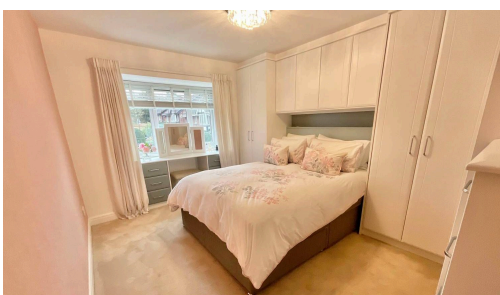


Stunning home at Paddock Rise!  
Upgraded kitchen/diner,  
conservatory, 4 beds, master En  
Suite, private garden, off-road  
parking. Ideal location near  
amenities & commuter links. Call  
now!

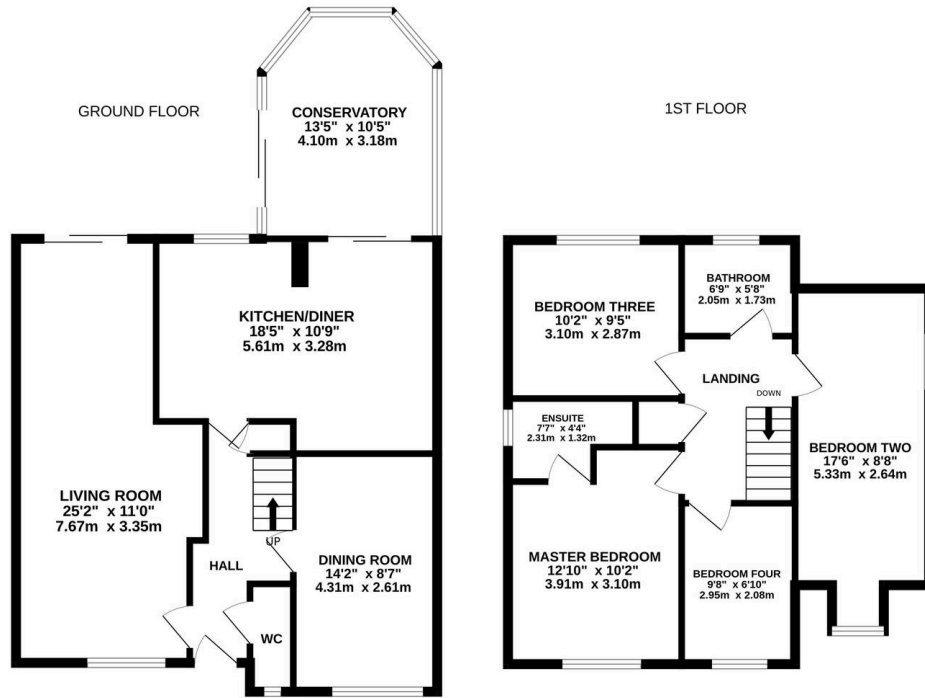
Council Tax band: E

EPC Energy Efficiency Rating: C

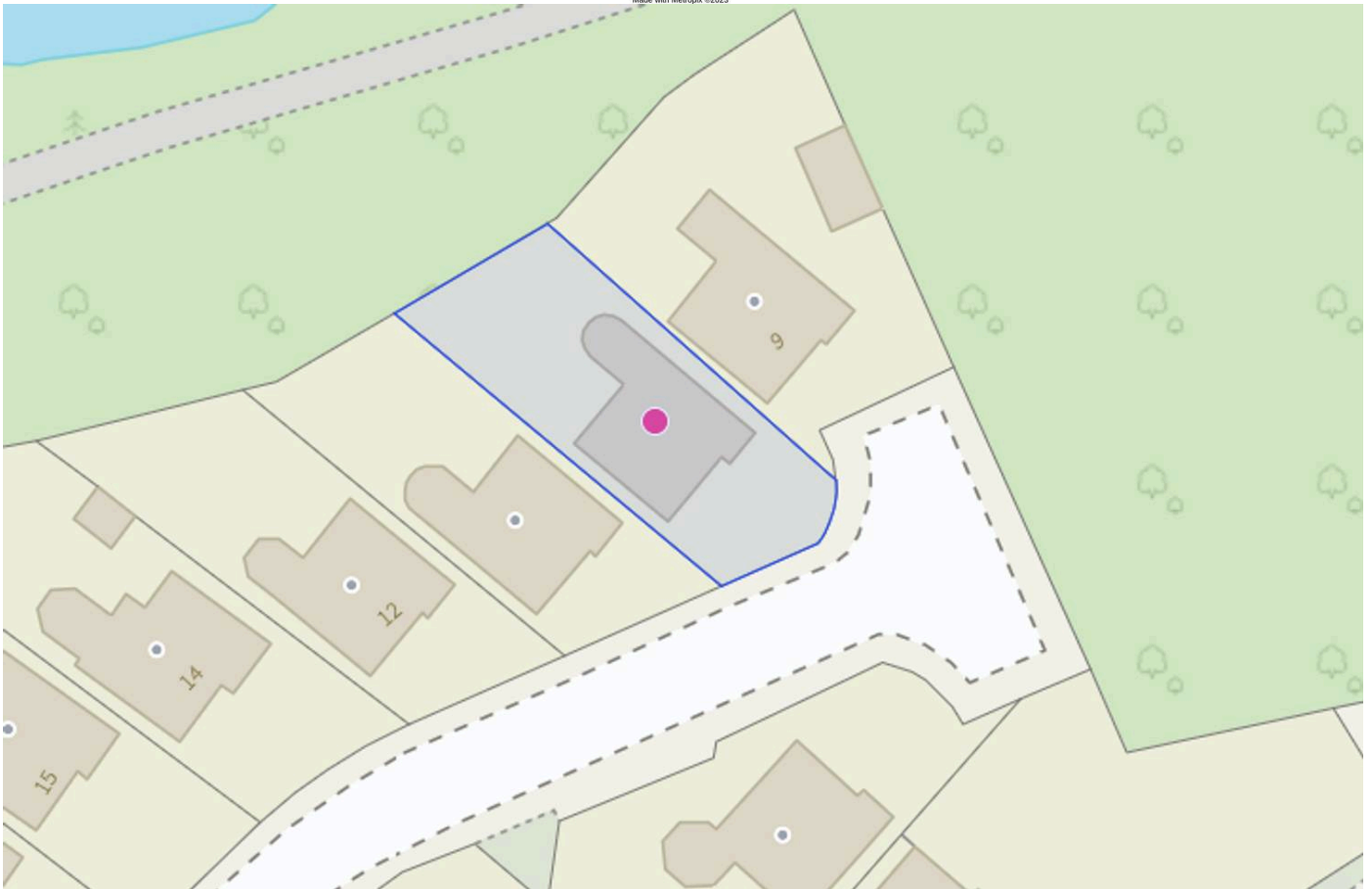
EPC Environmental Impact Rating:  
C







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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