

FOLLWELLS

5 Sampson Bridgwood Close, Trentham - ST4 8WH

Offers Over **£200,000**

- Two-bedroom semi-detached home
- Popular Trentham Manor location
- Driveway for two vehicles
- Downstairs guest WC
- Spacious lounge
- Open-plan kitchen/diner
- Patio doors to rear garden
- Enclosed garden with patio & lawn
- Ideal first-time buyer home

Situated on the ever popular Trentham Manor development, this well presented two bedroom semi-detached home offers stylish, low-maintenance living and would make an ideal first-time purchase, investment property, or home for those looking to downsize. Benefiting from driveway parking for two vehicles, an enclosed rear garden, and excellent access to local amenities, this property combines modern convenience with a highly desirable location.

The accommodation begins with an entrance porch providing access to the ground floor rooms. There is a convenient guest WC and a comfortable lounge featuring useful under stairs storage and an open staircase rising to the first floor.

To the rear of the property is a spacious open-plan kitchen/diner, fitted with a range of wall and base units and offering ample space for everyday dining and entertaining. Patio doors flood the room with natural light and open directly onto the rear garden, seamlessly extending the living space outdoors.

Externally, the enclosed rear garden enjoys a patio seating area with the remainder laid to lawn, creating a safe and private space for children and pets.













The first floor provides two generously proportioned bedrooms, with the rear bedroom benefiting from useful built-in wardrobe/storage space. Completing the accommodation is a family bathroom fitted with a panelled bath with shower over, wash hand basin, and WC.

Trentham Manor continues to be one of Stoke-on-Trent's most desirable residential developments, renowned for its attractive surroundings, modern homes, and excellent connectivity. The property is conveniently located for access to the A50, A500 and M6 motorway network, making it particularly appealing to commuters.

A wide range of amenities are available nearby, while the award-winning Trentham Estate, with its shopping village, gardens, lakeside walks and Monkey Forest, is just a short distance away. World of Wedgwood and Newcastle-under-Lyme town centre are also within easy reach, providing excellent leisure, retail and dining opportunities.

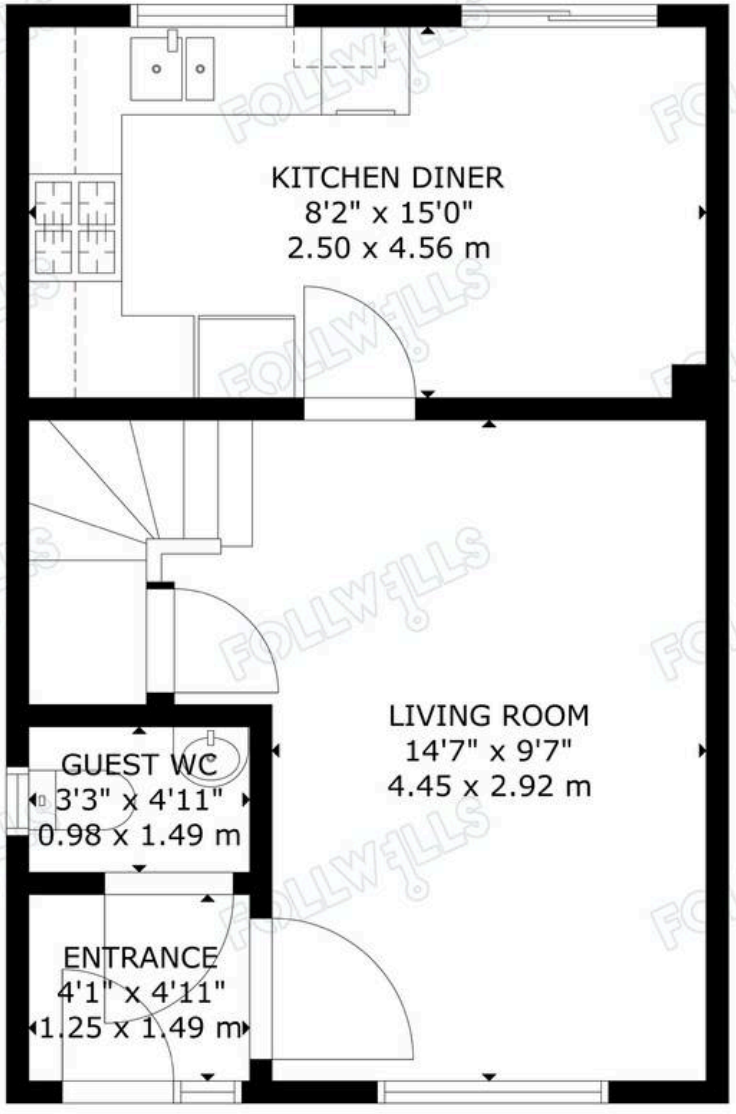
Families are well served by a number of highly regarded local schools, including Trentham Academy, Ash Green Primary Academy, and St Joseph's Catholic College, all within convenient travelling distance. A fantastic opportunity to acquire a modern home in a highly desirable location, early viewing is strongly recommended.

We understand from the vendor that an annual Estate Rent Charge is applicable to the property, currently amounting to approximately £80 per year.

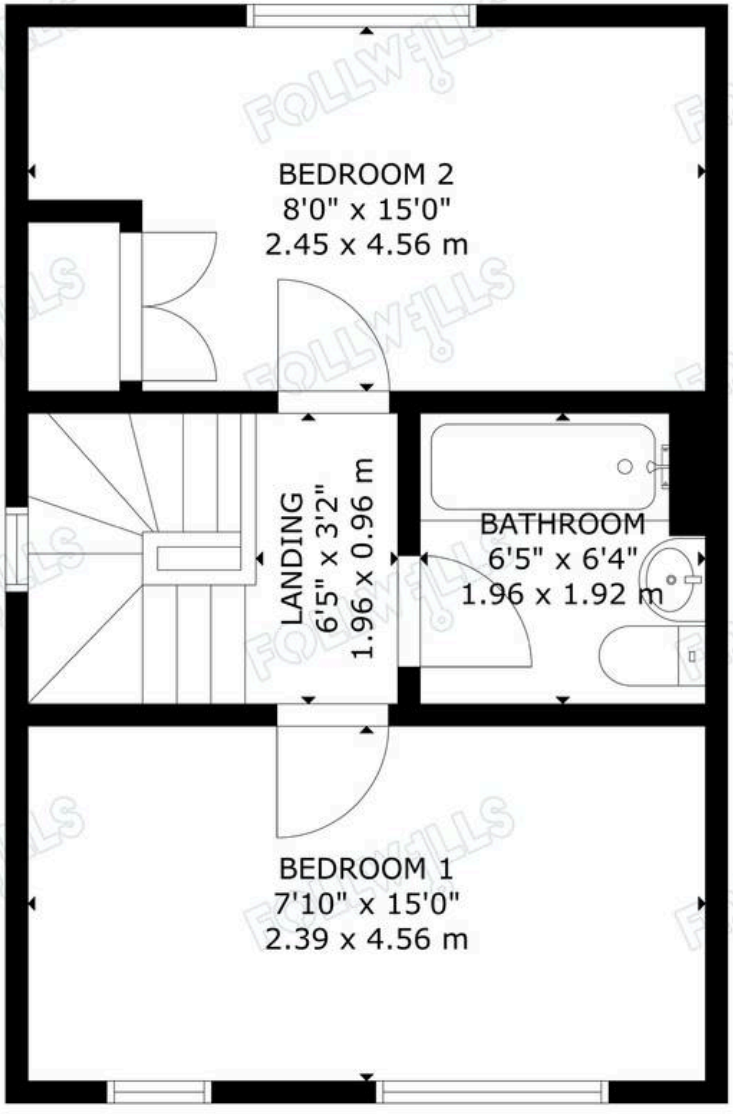
Council Tax band: B

Tenure: Freehold

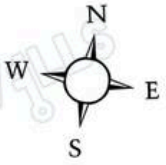
EPC Energy Efficiency Rating: C



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 64 m²/694 sq ft
GROUND FLOOR: 32 m²/348 sq ft, FIRST FLOOR: 32 m²/346 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

360 PICTURE UK