

# Austerberry™

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Letting and Management Specialists



Sycamore House Gladstone Place, Penkhull, Stoke-On-Trent, ST4 5HP

£450,000

- New Build Detached House
- Two En-Suites
- Open Plan Living Area
- Garage
- Four Bedrooms
- Family Bathroom
- GF Under Floor Heating
- 10 Year House Builder Warranty

## Your Dream Home Awaits.

Discover Sycamore House, a beautifully appointed new-build home designed for modern living. This stunning four-bedroom property offers space, style, and comfort, featuring two en-suite bedrooms, a family bathroom, and a cosy snug with a feature fireplace—perfect for relaxation. The open-plan living area boasts a shaker-style fitted kitchen with a breakfast bar, while underfloor heating on the ground floor adds a touch of luxury.

With ample parking, a detached garage, and a prime location within walking distance of the University Hospital of North Midlands, Sycamore House is ideal for families and professionals alike. Plus, enjoy complete peace of mind with a 10-year house builder warranty.

This exceptional home is available to view now—don't miss out!

Contact us today to arrange your viewing.



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## GROUND FLOOR

### ENTRANCE HALL

Composite front door. UPVC double glazed side lights. Grey LVT flooring. Spotlights. Stairs to the first floor.

### CLOAKROOM/W/C

Wc and wash basin. LVT flooring. UPVC double glazed window.

### SNUG/ LOUNGE

13'0 x 10'11 (3.96m x 3.33m)

Grey LVT flooring. UPVC double glazed window. Feature brick effect fireplace with flu.

### COMBINED KITCHEN, LIVING & DINING ROOM

22'11 x 16'11 (6.99m x 5.16m)

Grey LVT flooring throughout. Two large UPVC double glazed patio doors with side windows. Shaker style kitchen units with oak effect worktops and integrated appliances. Spotlights. Tiled splashback.

### UTILITY ROOM

6'11 x 5'05 (2.11m x 1.65m)

Grey LVT flooring. Worktop space. Plumbing for washing machine. Underfloor heating controls. UPVC double glazed rear door.

## FIRST FLOOR

### BEDROOM ONE

13'10 x 13'01 (4.22m x 3.99m)

Fitted carpet. Radiator. UPVC double glazed window.

### EN-SUITE

7'03 x 5'03 (2.21m x 1.60m)

Grey LVT flooring. White suite consisting of a wc, wash basin and corner shower. Heated towel rail radiator.

### BEDROOM TWO

10'10 x 12'11 max 9'03 min (3.30m x 3.94m max 2.82m min)

Fitted carpet. Radiator. UPVC double glazed window.

### BEDROOM THREE

11'08 x 10'04 (3.56m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window.

### FAMILY BATHROOM

9'06 x 6'04 (2.90m x 1.93m)

Brand new white suite with separate bath and corner shower, wc and wash basin. Heated towel rail radiator. Two UPVC double glazed windows. Grey LVT flooring. Extractor fan.

## SECOND FLOOR

### LANDING

Stunning nine foot feature window. Fitted carpet. Radiator. Two ceiling velux windows.

### BEDROOM FOUR

14'09 x 13'03 (4.50m x 4.04m)

Fitted carpet. Velux window. UPVC double glazed dormer window. Radiator. Spotlights.

### EN-SUITE

Shower room with wc, wash basin and Shower

### DRESSING ROOM

Fitted carpet. Velux window. Radiator.

### OUTSIDE

Driveway suitable for numerous cars.

EV charging point

### GARAGE

Light and power.





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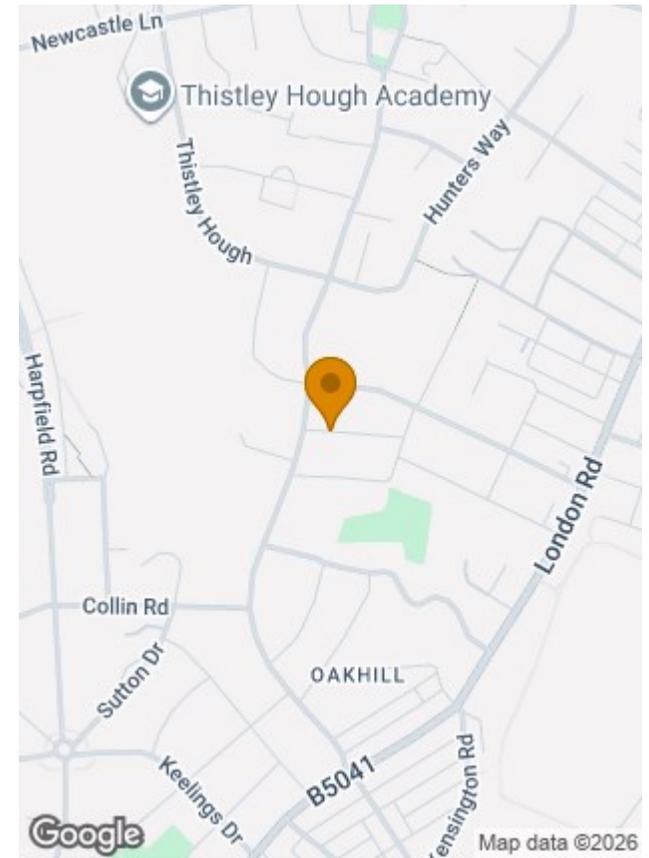


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Google Map data ©2026

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - TBC



### PLEASE NOTE

- \* These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- \* Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail [enquiries@austerberry.co.uk](mailto:enquiries@austerberry.co.uk)

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