



Nursery Lane, Stockton Brook, ST9 9PF.
Offers in the Region Of £345,000

Whittaker
& Biggs

Est. 1930

Nursery Lane, Stockton Brook, ST9 9PF

This five bedroom semi detached property boasts three receptions rooms, two bathrooms, impressive breakfast kitchen, garage, driveway and rear gardens. Boasting many original charms and features to include high ceilings, feature fireplaces and Minton tile flooring. Located in the ever popular village of Stockton Brook the home is within close proximity to many country walks, public houses, transport links and village amenities.

Your welcomed into the property via the porch leading to the entrance hall with staircase to the first floor and access to the breakfast kitchen. Within the breakfast kitchen are units to the base and eye level, four ring gas hob, electric oven, stainless steel sink with drainer, plumbing for a washing machine and access to the boot room with door to the rear garden and ground floor WC.

An impressive 24ft living room provides access to the conservatory. Two further receptions room being the sitting room and dining room complete the ground floor. To the first floor are five well proportioned bedrooms with bedroom two having access to a loft room in addition to a bathroom and shower room.

To the frontage is a driveway providing off road parking for several vehicles and access to the garage with up and over door to the front, units to the base with stainless steel sink having power and light connected.

To the rear has an area laid to lawn, cobbled patio, stone flagged area, fenced boundaries with mature trees plants and shrubs. The property also offers potential to extend to the rear aspect subject to obtaining the relevant planning permission, if so desired.

Ideally situated close to Leek town centre, The Potteries and the Motorway Network and within the catchment for all the Endon Schools. A viewing is highly recommended to appreciate this homes position, location, size and plot.

Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent. The property is in the catchment of popular local schools, with local amenities, a doctor's surgery and public houses like Ego, The Sportsman and the Golf club just a short walk away.



Porch

Wood glazed construction, wood glazed door to the side elevation.

Entrance Hallway

Feature wood glazed door and feature window to the front elevation, Minton tiled flooring, radiator, cornicing, ceiling rose, staircase to the first floor.

Breakfast Kitchen 19' 11" x 9' 10" (6.06m x 3m)

Two sky lights, two UPVC double glazed windows to the side elevation, two radiators, understairs storage cupboard, pantry store, range of fitted units to the base and eye level, four ring gas hob, electric oven, extractor above, stainless steel one and half bowl sink unit with drainer, plumbing for washing machine, space for freestanding fridge/freezer, cornicing.

Boot Room

Wood door to the rear elevation.

Downstairs WC

UPVC double glazed window to the rear elevation, lower level WC, wall mounted sink unit, Baxi boiler, cold water tap.

Sitting Room 12' 8" x 10' 2" (3.87m x 3.09m)

Wood bay window to the rear elevation, gas fire set on tiled surround, hearth and mantle, cornicing, ceiling rose, radiator.

Dining Room 11' 2" x 12' 4" (3.41m x 3.75m)

Wood bay window to the front elevation, open fireplace with tiled hearth, surround, wood mantle, radiator, cornicing, ceiling rose.

Living Room 24' 4" x 10' 11" (7.41m x 3.34m)

Wood window to the front elevation, wood patio doors to the side elevation, radiator, cornicing.

First Floor

Landing

Radiator.

Bedroom One 12' 6" x 9' 7" (3.82m x 2.93m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

Bedroom Two 12' 1" x 10' 11" (3.68m x 3.32m)

Wood window to the rear elevation, radiator, access to the loft room.

Loft Room

Velux style window.

Bedroom Three 8' 0" x 12' 2" (2.43m x 3.70m)

Wood window to the front elevation, radiator.

Bedroom Four 8' 0" x 10' 11" (2.44m x 3.34m)

Wood window to the front elevation.

Bedroom Five 8' 2" x 7' 1" (2.50m x 2.16m)

Wood window to the front elevation, radiator, built in wardrobes.

Shower Room

Double shower cubicle, pedestal wash hand basin, lower level WC.

Bathroom

UPVC double glazed window to the rear elevation, panelled bath with shower over, lower level WC, pedestal wash hand basin, radiator.

Outside

To the front is crazy stone driveway. walled boundaries, mature plants and shrubs.



Rear Garden

Cobbled patio area, area laid to lawn, mature plants and shrubs, fenced boundaries.

Garage 23' 6" x 11' 2" (7.16m x 3.40m)

Up and over door to the front elevation, light and power connected, wood door to the side elevation, units to the base level, stainless steel sink unit with drainer, space for dryer.

Note:

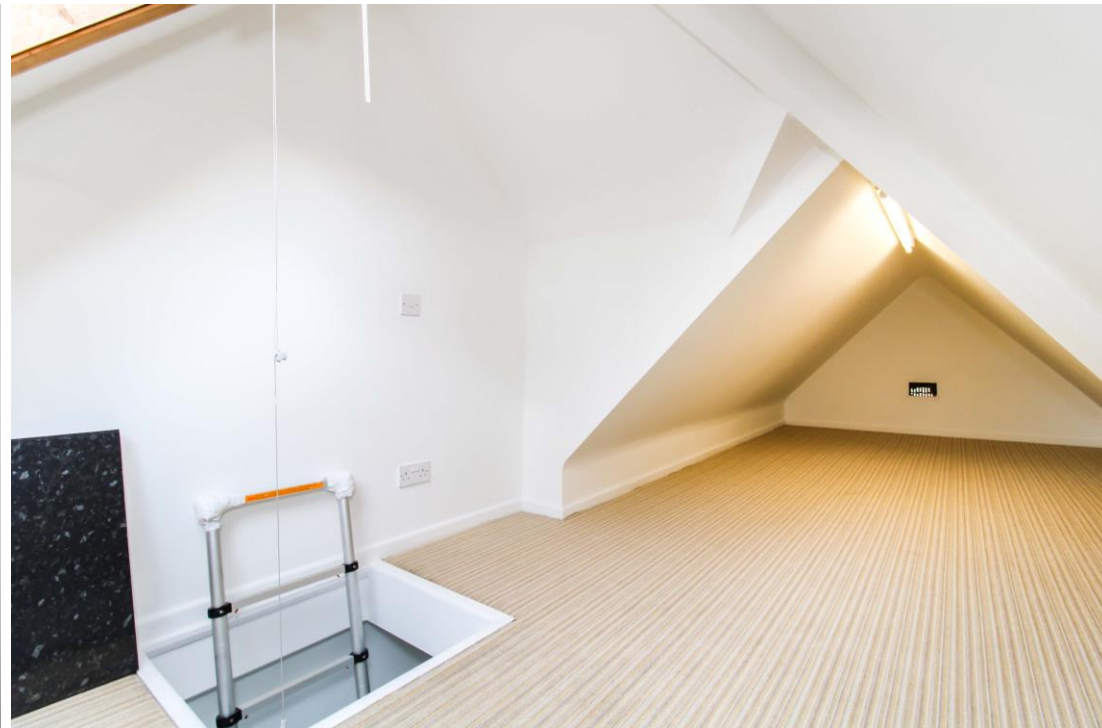
Council Tax Band: C

EPC Rating: C

Tenure: believed to be Freehold

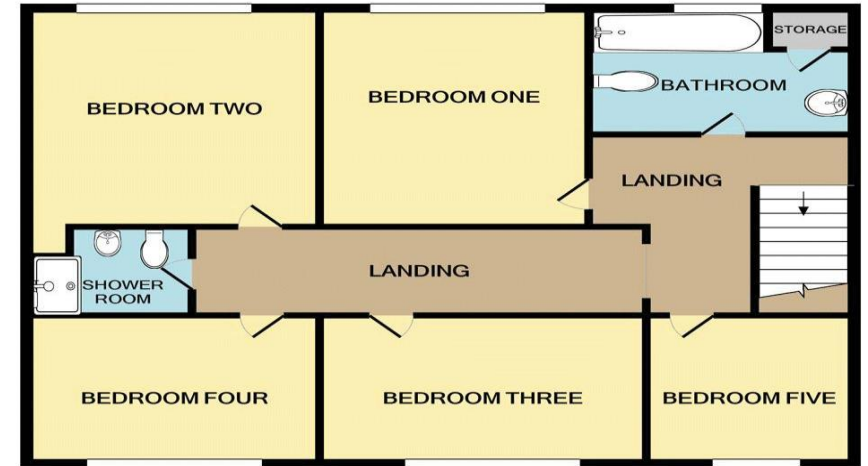








GROUND FLOOR
APPROX. FLOOR
AREA 1330 SQ.FT.
(123.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 765 SQ.FT.
(71.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2095 SQ.FT. (194.6 SQ.M.)

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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Directions

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