



Heather Hills, Stockton Brook, ST9 9PS.
Offers In Excess Of £695,000

Whittaker
& Biggs Est. 1930

Heather Hills,

Stoke-On-Trent, ST9 9PS.

This fabulous, split level detached property has been renovated to a high specification, is in an elevated position which offers breath taking views and boasts an outdoor swimming pool!

You are welcomed into the property via a composite door into the entrance hall, which has a herringbone style floor and the stairs to the upper level.

The living room has large patio doors that open onto the balcony, showcasing the countryside views, a media wall with Evonic electric fire place and sumptuous cream carpeting.

Oak veneer glazed doors lead into the kitchen dining area to reveal a large island unit and multiple integrated appliance which include a 3-in-1 instant boiling tap, warming drawer, wine cooler, dish washer, microwave, oven, grill, fridge freezer and a 5 ring Lamona induction gas hob with glass splashback. Beyond the kitchen / diner is the garden room which opens out onto the patio.

The property features 4 well-proportioned bedrooms, one of which has a dual aspect over the stunning views and fitted wardrobes.

The contemporary family bathroom has a his-and-her vanity sink unit and a free standing bath with floor mounted mixer tap for the ultimate in luxury.

A shower room with a sliding pocket door completes the upper level.

The lower floor houses the garage, utility room and WC. There is scope for this area to be converted into more living space subject to planning.

Externally, the frontage has a tarmacadam drive with space for multiple cars, well stocked rockery area and access to the rear via either side of the property and includes an all important EV charging point.

The rear garden has an outdoor swimming pool surrounded by Indian stone and is at the highest point of the garden.

A viewing is highly recommended to appreciate this home's high spec finish, large kitchen / dining area,



Ground Floor

Entrance Hallway

Composite double glazed door and window to the front elevation, staircase to upper floor, access to the lower ground floor garage, herringbone style floor, inset ceiling spot lights, radiator.

Living Room 18' 11" x 12' 9" (5.76m x 3.89m)

Patio sliding doors onto the balcony, UPVC double glazed window to the side elevation, media wall with gas Evonic electric fire place, oak veneer door, oak veneer and glazed doors into the dining area, radiator. inset ceiling spotlights, radiator.

Kitchen/Diner 21' 5" x 9' 4" (6.52m x 2.85m)

Range of units to the base and eye level, 5 ring Lamona induction hob, extractor fan, under mount ceramic sink, brushed gold 3-in-1 instant boiling water tap, integral microwave combi oven, warming drawer, integrated oven and grill, integral dishwasher, integral fridge freezer, integral wine cooler, glass splashback, island unit, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, herringbone style floor, inset ceiling spotlights, oak veneer door.

Garden Room

UPVC double glazed French doors to the side elevation, UPVC double glazed windows, solid roof, inset ceiling spotlights, radiator, herringbone style floor.

Rear Porch

UPVC double glazed door to the rear aspect.

Landing

Radiator, inset ceiling spotlights.

Bedroom One 12' 8" x 10' 10" (3.85m x 3.31m)

UPVC double glazed window to the side elevation, built in wardrobe, inset ceiling spotlights, oak veneer door, radiator.

Bedroom Two 12' 0" x 12' 6" (3.65m x 3.82m)

UPVC double glazed window to the side elevation, UPVC double glazed window to the front aspect, built in wardrobes, inset ceiling spotlights, oak veneer door, radiator.

Bedroom Three 12' 7" x 8' 1" (3.83m x 2.47m)

UPVC double glazed window to the front aspect, built in wardrobe, inset ceiling spotlights, oak veneer door, radiator.

Bedroom Four 10' 2" x 7' 10" (3.11m x 2.38m)

UPVC double glazed window to the rear aspect, inset ceiling spotlights, oak veneer door, radiator.

Family Bathroom

UPVC double glazed window to the rear aspect, freestanding bath, brushed gold floor mounted mixer tap and shower attachment, low level WC, double basin drawer vanity unit, heated towel rail, traditional style radiator, partially tiled, inset ceiling spotlights, extractor fan.

Shower Room

Shower cubicle with black drencher shower, hand held attachment, hand wash basin, low level WC, heated towel rail, inset ceiling spotlights, oak veneer sliding pocket door.

Garage 24' 2" x 20' 2" (7.36m x 6.14m)

Anthracite electric door, power and light connected, UPVC double glazed window to the rear and side elevation.

Utility room

Plumbing and space for washing machine and dryer, stainless steel sink unit with mixer tap, UPVC double glazed wood window to the side elevation, wall mounted Baxi boiler.

WC

UPVC double glazed wood window to the side elevation, low level WC.

Externally

Externally to the front is tarmacadam driveway, well stocked rockery area, area laid to lawn, steps to the front door, access to the double garage, access to the rear on both sides of the property, steps to one side and a grassed area to the other, courtesy light, electric vehicle charging point, power socket. Rear Garden Laid to patio, laid to lawn, upper tier access provided by steps with gated access, summerhouse, swimming pool with winter cover, Indian stone, pool plant room, well stocked rockery area, plants, shrubs and trees, courtesy lighting.



Note:

Council Tax Band: F

EPC Rating: D

Tenure: believed to be freehold







GARAGE/UTILITY

GROUND FLOOR



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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Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street follow this road and at the mini roundabout continue straight ahead into Newcastle Road continue along this road out of the town and through the village of Longsdon and upon entering the village of Endon take the third turning right just after passing The Plough Inn public house signposted Clay Lake follow this road into the village of Brown Edge and after just passing Nisa supermarket on the right hand side the property is situated a short distance along on the right hand side identifiable by a Whittaker & Biggs for sale board.

Situation

An idyllic location offering stunning views over the surrounding towns and countryside which provides many countryside walks. Heather Hills is within the catchment for the ever popular Endon Schools. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

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