



Broad Lane, Brown Edge, ST6 8TU.  
Offers in the Region Of £335,000

Whittaker Est. 1930  
& Biggs

## Broad Lane, Brown Edge, ST6 8TU.

This beautifully presented three bedroom detached home is nestled on a sizeable plot having a spacious driveway to the frontage providing off road parking for several vehicles, garage and an impressive private rear garden, with an open aspect overlooking the neighboring fields. Located in the popular village of brown edge. An ideal family home with a 22ft living and dining room. You're welcomed into this home via the hallway leading to the living room and dining room with open fire and extensive room for living and dining furniture. The kitchen is well equipped and has a good range of units to the base and eye level, electric oven, five ring electric hob, plumbing for both a dishwasher and washing plus a large pantry cupboard. To the first floor are three well-proportioned bedrooms, all three having fitted furniture. The new contemporary bathroom has a bathtub, vanity wash hand basin, shower enclosure with chrome fittings and lower level WC. Externally, to the frontage is an area laid to lawn with hedged boundary, tarmac driveway and access to the garage with light and power connected. To the rear offers an area laid to lawn, wood decking, mature plants and shrubs. A viewing is highly recommended to appreciate this homes size, location, plot, potential and private rear gardens.



### Situation

Brown Edge is a thriving village in the Staffordshire Moorlands with a church, village hall, school, shop, Post Office and two pub/restaurants. It offers easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network and West Coast Mainline.



### Hallway

Composite style door to the front elevation, radiator, staircase to the first floor.

### Living Room 13' 11" x 8' 2" (4.24m x 2.49m)

Open Dunsley fireplace which heats water and radiators set on marble hearth, surround and mantle, UPVC double glazed bay window to the front elevation, radiator, cornicing.

### Dining Area 8' 10" x 9' 7" (2.68m x 2.91m)

UPVC double glazed window to the rear elevation, radiator, cornicing.

### Kitchen 9' 5" x 11' 1" (2.87m x 3.37m)

Composite door to the rear elevation, UPVC double glazed window to the rear elevation, stainless steel sink unit with drainer and chrome mixer tap, plumbing for washing machine, plumbing for dishwasher, Metro tiled splashbacks, five ring Belling electric hob, double Belling oven, extractor fan, space for freestanding fridge/freezer, radiator. Pantry off with light.

### First Floor

#### Landing

Loft access, airing cupboard.

### Bedroom One 14' 6" x 9' 6" (4.43m x 2.89m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes, built in storage cupboard.

### Bedroom Two 14' 9" x 7' 10" (4.49m x 2.39m)

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

### Bedroom Three 9' 5" x 9' 7" (2.87m x 2.92m)

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

### Bathroom

UPVC double glazed window to the rear elevation, chrome heated ladder radiator, double shower cubicle with chrome fitment, lower level WC, panelled bath, vanity wash hand basin.

### Garage 17' 0" x 7' 11" (5.19m x 2.42m)

Power and light connected, up and over door, UPVC double glazed window to the side elevation, oil central heating boiler.

### Outside

To the front elevation is a tarmac driveway, area laid to lawn, mature trees, plants and shrubs, access to the side elevation via new lockable gate, access to the Garage, courtesy lighting, double plug socket.

### Rear Garden

Area laid to lawn, tarmac walkway, stone slabbed patio area, hedged boundaries, fenced boundaries, views over the field, water tap, double plug socket.



Note:  
Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold









GROUND FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 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

From our Derby Street, Leek, office proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison's supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon just after passing the Plough Inn public house on the right take the third turning right into Clay Lake (signposted the B5051) Continue along this road up the bank taking the first right into Broad Lane. Where the property is situated on the right hand side.

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