



Lynden Lea, Percival Drive, Stockton Brook, ST9 9PE.  
Offers in the Region Of £385,000

Est. 1930  
**Whittaker  
& Biggs**

# Percival Drive, Stockton Brook, Staffordshire, ST9 9PE.

This unique three/four-bedroom detached family home is nestled on a substantial plot, having parking for a number of vehicles to the front, impressive front and rear gardens and stunning views to the rear. The property has an individual design, with a versatile layout which can be utilised as four bedrooms, two reception rooms, or three bedrooms, three reception rooms. A useful wet room/WC is located on the ground floor, with further bathroom to the first floor. The kitchen is a substantial 16ft with utility room off and the through living/dining room boasts 31ft in length.

You're welcomed into the property via the entrance hallway, this oval space is aesthetically pleasing. The hallway has useful understairs storage off and wet room, comprising of walk in shower, having electric shower over, pedestal wash hand basin and WC. The living room is a light and airy space, having windows to the front/side and feature living flame gas fire. The dining room has patio doors to the rear garden, ample room for a family sized dining table and chairs. The well-equipped breakfast kitchen has a good range of units fitted to the base and eye level, integrated appliances which include, dishwasher, fridge, freezer, gas hob and double oven. Ample room is available for a breakfast table and chairs, the utility room has a range of fitted base and eye level units and space for a washing machine and dryer.

To the first floor are three well proportioned bedrooms, with bedroom one and two having fitted bedroom furniture. Bedroom three provides access to the balcony, located to the front of the property. The family bathroom incorporates a panel bath with integral shower fitment over, shower screen, low level WC, pedestal wash hand basin, bidet and cupboard housing the immersion heated tank. The garage is located to the side of the property, with electric remote roller door to the front, power, light, water and pedestrian door to the rear garden.

Externally to the frontage is a block paved driveway, gated access, gravel area with well stocked borders. To the rear is a tiered garden, laid to patios, lawn, well stocked, timber shed with power and light, walled, fenced and hedged boundaries. A gated access is located to one side of the property.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the plot size, character, charm, views, versatile layout and potential.

## Situation

An elevated location offering stunning views over the surrounding countryside, together with the Cauldon Canal just a short distance away, which provides many countryside walks. Lynden Lea is just a short distance from Greenways Primary School. Public houses/restaurants such as Ego, The Lockside and the Sportsman are all within walking distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



**Entrance Porch**

UPVC double glazed window and door to the front elevation.

**Hallway**

Radiator, wood double glazed door to the front elevation, stairs to the first floor, under stair storage.

**Living Room** 15' 7" x 11' 4" (4.75m x 3.45m)

UPVC double glazed window to the front elevation, two UPVC double glazed windows to the side elevation, living flame gas fire on tiled hearth with granite style surround, radiator.

**Dining Room** 15' 7" x 11' 4" (4.76m x 3.45m)

Two UPVC double glazed windows to the side elevation, radiator, UPVC double patio doors and window to the rear elevation.

**Dining Kitchen** 10' 1" x 16' 5" (3.07m x 5.00m)

Range of fitted units to the base and eye level, stainless steel sink with mixer tap, integral dishwasher, four ring gas hob, extractor fan, gas double oven, two UPVC double glazed windows to the rear, tiled splashback, radiator, wood panelling on the walls and ceilings, integral fridge, integral freezer.

**Utility Room** 8' 7" x 4' 9" (2.62m x 1.45m)

Range of fitted units to the base and eye level, plumbing for washing machine, space for a dryer, UPVC double glazed window and door to the rear elevation, partly tiled, radiator.

**Bedroom Four/Sitting Room** 12' 0" x 12' 3" (3.65m x 3.74m)

Upvc double glazed window to the front elevation, radiator.

**Landing**

UPVC double glazed window to the side elevation, loft access.

**Bedroom One** 14' 2" x 11' 1" (4.32m x 3.38m)

UPVC double glazed window to the front elevation, radiator, dressing table, built in wardrobes, overhead storage.

**Bedroom Two** 10' 6" x 11' 2" (3.19m x 3.40m)

UPVC double glazed window to the rear, radiator, overhead storage.

**Bedroom Three** 8' 2" x 10' 1" (2.50m x 3.07m)

UPVC double glazed door to the balcony to the front elevation, UPVC double glazed window to the side elevation, radiator.

**Bathroom** 8' 11" x 9' 11" (2.71m x 3.02m)

Panel bath, integral shower fitment over, shower screen, pedestal wash hand basin, low level WC, bidet, radiator, two UPVC double glazed windows to the rear elevation, radiator, tiled, cupboard housing immersion heated tank.

**Garage** 22' 11" x 9' 3" (6.98m x 2.81m)

Electric roller door to the front, UPVC double glazed window and door to the rear elevation, gas fired Potterton boiler, light and power connected, water tap, sink.

**Externally**

To the front is a herringbone block paved driveway, gated access, area laid to gravel, well stocked borders, gated access to the side of the property, access to the garage.



To the rear: two outside water taps, patio area, gated, well stocked borders, steps down to a further tier, patio area, area laid to lawn, well stocked borders, hedged and walled boundaries, built in tables, pathway down to a lower tier, well stocked borders, timber frame shed with power and light connected.

Note:  
Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



ST9 9PE

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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