



Sytch Road, Brown Edge, ST6 8QX.  
Offers in the Region Of £480,000

Whittaker Est. 1930  
& Biggs



# Sytch Road, Brown Edge, ST6 8QX

This recently renovated four bedroom detached property boasts three reception rooms, impressive kitchen / family room, two bathrooms, garage and large garden. Formally a police constabulary house the property has undergone major renovation to create an impressive family home.

Located in the ever popular village of Brown Edge a semi rural village situated in the Staffordshire Moorlands with many local amenities.

Accommodation briefly comprises of an entrance hallway, three reception rooms being a home office, living room and dining room. A beautifully presented open plan kitchen / family room offers units to the base and eye level, breakfast island, gas range cooker and integrated appliances. A useful utility and cloakroom with WC completes the ground floor.

Four bedrooms are arranged over the first floor with the principle bedroom having a shower ensuite. The family bathroom comprises of a corner bath, double shower, lower level WC and wall mounted sink.

The property is nested on a corner plot boasting large gravel driveway providing ample off road parking for several vehicles leading to the garage. The rear landscaped garden is mainly laid to lawn with a gravelled patio and two areas laid to Indian stone.

A viewing comes highly recommended to appreciate the size, quality, specification and location of this property.

## Situation

Situated on Sytch Road in the sought after rural village of Brown Edge sits The Old Police House. The property is located within easy commuting distance to Leek town centre, the Potteries and the Motorway Network are all within easy reach. An ideal family home which is in walking distance of all the popular Endon Schools. The village of Brown Edge provides good village shops with major supermarkets just a short drive away.





### Hallway

Composite door to the front elevation, staircase to the first floor, under stair storage, radiator.

### Cloakroom

Lower level WC, wall mounted sink, radiator.

### Kitchen / Family Room 20' 1" x 19' 8" (6.11m x 6m)

UPVC double glazed window to the front elevation, bi-folding doors to the rear elevation, three radiators, units to the base and eye level, breakfast island, gas range cooker, extractor fan, stainless steel sink with drainer, chrome mixer tap, integral fridge, integral freezer, integral dishwasher.

### Utility 7' 9" x 6' 4" (2.35m x 1.94m)

UPVC double glazed window to the rear elevation, units to the base and eye level, stainless steel sink with drainer, plumbing for a washing machine, space for a dryer, radiator.

### Living Room 16' 1" x 11' 4" (4.90m x 3.46m)

UPVC double glazed window to the front and rear elevation, radiator, multi fuel stove, wooden mantel.

### Dining Room 13' 0" x 10' 5" (3.96m x 3.17m)

UPVC double glazed bay window to the front elevation, radiator.

### Office 7' 10" x 7' 6" (2.39m x 2.29m)

UPVC double glazed window to the rear elevation, radiator.

### First Floor

#### Landing

Loft access, storage cupboard.

### Bedroom One 20' 0" x 17' 3" (6.09m x 5.25m)

UPVC double glazed window to the front and rear elevation, two radiators.

### Ensuite

UPVC double glazed window to the rear elevation, lower level WC, vanity wash hand basin, double shower cubicle.

### Bedroom Two 13' 3" x 11' 4" (4.03m x 3.46m)

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

### Bedroom Three 11' 5" x 10' 4" (3.47m x 3.16m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Four 7' 7" x 9' 4" (2.32m x 2.84m)

Verlux style window, radiator, built in storage.

### Bathroom

UPVC double glazed window to the rear elevation, chrome ladder radiator, corner bath, double shower cubicle, lower level WC, wall mounted sink.

### Garage 16' 5" x 9' 0" (5m x 2.75m)

Up and over door to the front elevation, light connected.

### Externally

To the frontage, graveled driveway, area laid to lawn, fenced and hedged boundaries. To the rear, area laid to lawn, area laid to gravel, two Indian stone flagged areas, fenced boundaries.



Note:  
Council Tax Band: D

EPC Rating: D

Tenure: believed to be Freehold





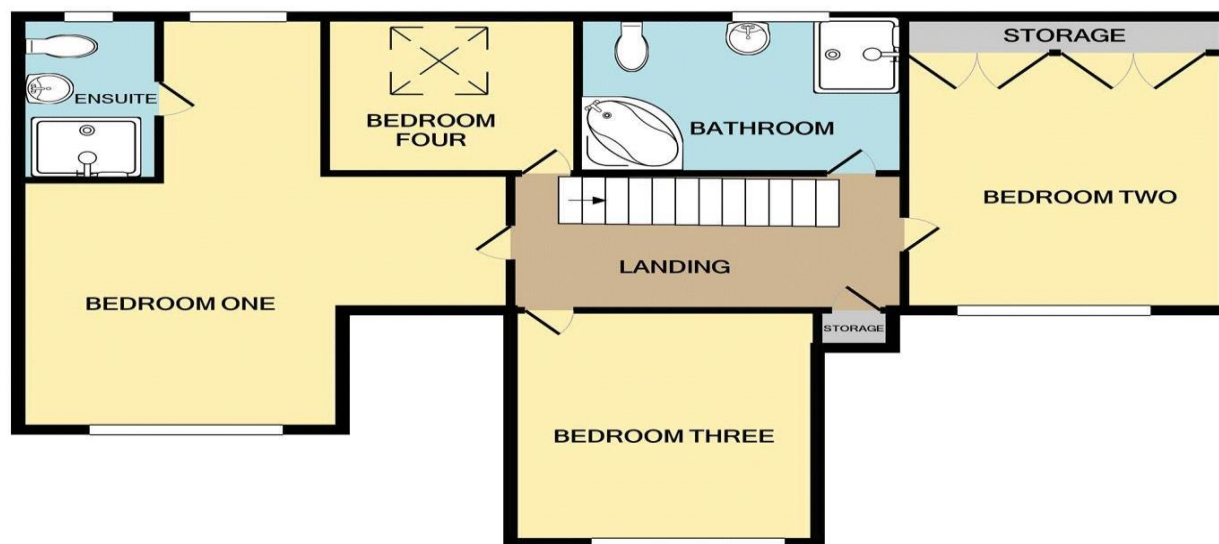








GROUND FLOOR  
APPROX. FLOOR  
AREA 1016 SQ.FT.  
(94.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 778 SQ.FT.  
(72.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1794 SQ.FT. (166.7 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 and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead following the A52 Newcastle Road. After passing through the village of Longsdon and upon reaching the village of Endon after passing The Plough Inn Public House, take the third turning right into Clay Lake signposted the B5051. Follow this road into the village of Brown Edge and after passing Keiths Supermarket take the next turning right into Sytch Road. Follow this road for a short while and The Old Police House is situated on the right hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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