



Regency Drive, Stockton Brook, ST9 9LG.
OIEO £625,000

Whittaker Est. 1930
& Biggs

Regency Drive, Stockton Brook, ST9 9LG.

Whittaker & Biggs are delighted to offer to the market this detached home which is situated in a quiet residential area in a sought after location within the catchment area of all Endon schools.

The property is comprised of an open plan kitchen / living and sunroom, sitting room, family room, utility room, gym area, and WC to the ground floor.

To the first floor are four well-proportioned bedrooms, two en-suite bathrooms, a family bathroom and a dressing area.

The high specification kitchen is superbly designed and features an island unit with quartz worktop, integral Neff double oven and a Neff ceramic induction hob with integrated ventilation system.

Bi-fold doors opening onto the patio make this the perfect entertaining space.

The home benefits from underfloor heating, solar panels with 10kw battery and a Samsung air source heat pump.

Externally, the frontage has a driveway suitable for multiple vehicles and access to the rear of the property via three sets of composite gates. The rear garden is laid to lawn with a porcelain tiled patio.

A viewing is highly recommended to appreciate this home's location, open plan living space, garden and beautiful finish.



Ground Floor

Hallway

Composite double glazed window to the frontage, sidelight windows, UPVC double glazed oriel window with shutters to the frontage, stairs to the first floor, understairs storage cupboard, under floor heating.

Sitting Room 19' 7" x 11' 1" (5.96m x 3.39m)

UPVC double glazed bay window with shutters to the frontage, UPVC double glazed French doors to the rear, media wall, electric living flame feature fire, 3 x radiators.

Kitchen / Living Room 21' 8" x 10' 10" (6.61m x 3.29m)

Bi-fold doors to the rear, wall units, island unit, quartz worktop, brass undermount sink, brass mixer tap, integral Neff double oven, integral Neff ceramic induction hob with integrated ventilation system, integral Neff dishwasher, inset ceiling spotlights, under floor heating.

Sun Room 13' 10" x 11' 11" (4.21m x 3.62m)

Max measurement

Composite double glazed French doors to the side aspect, composite double glazed windows to both side aspects and to the rear, thermal fitted blinds, underfloor heating.

Utility room 9' 8" x 5' 1" (2.95m x 1.54m)

UPVC double glazed door to the side aspect, base units, ceramic butler sink, chrome mixer tap, space and plumbing for a washing machine, under floor heating.

WC 9' 8" x 3' 5" (2.95m x 1.05m)

Low level WC, vanity wash hand basin, chrome mixer tap, extractor fan, under floor heating.

Gym One 9' 8" x 7' 5" (2.95m x 2.25m)

radiator.

Gym Two 10' 10" x 8' 5" (3.30m x 2.57m)

UPVC double glazed French doors to the rear, radiator.

Family room (converted garage) 17' 0" x 18' 0" (5.19m x 5.49m) Max measurement

UPVC double glazed window to the frontage, storage cupboard housing Sun Synk 10kw battery, radiator, built in wine fridge, worktop with base units, pedestrian door to the side aspect.

First Floor

Landing

UPVC double glazed window to the frontage, radiator, loft access, airing cupboard housing Tempest heat pump cylinder.

Bedroom One 16' 6" x 13' 0" (5.03m x 3.95m)

Max measurement

UPVC double glazed window to the rear, built in wardrobe, radiator, en-suite off.

En-suite 6' 10" x 6' 8" (2.08m x 2.03m)

UPVC double glazed window to the rear, free standing bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, black ladder radiator, inset ceiling spotlights, extractor fan.

Bedroom Two 15' 0" x 11' 3" (4.56m x 3.44m)

UPVC double glazed window to the frontage, built in wardrobe, radiator.

Dressing room 8' 4" x 4' 8" (2.55m x 1.43m)

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights.

En-suite 8' 4" x 5' 9" (2.55m x 1.74m)

UPVC double glazed window to the rear, wall mounted free standing bath, chrome telephone style mixer and shower attachment, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan, inset ceiling spotlights.

Bedroom Three 11' 0" x 11' 6" (3.36m x 3.50m) Max measurement

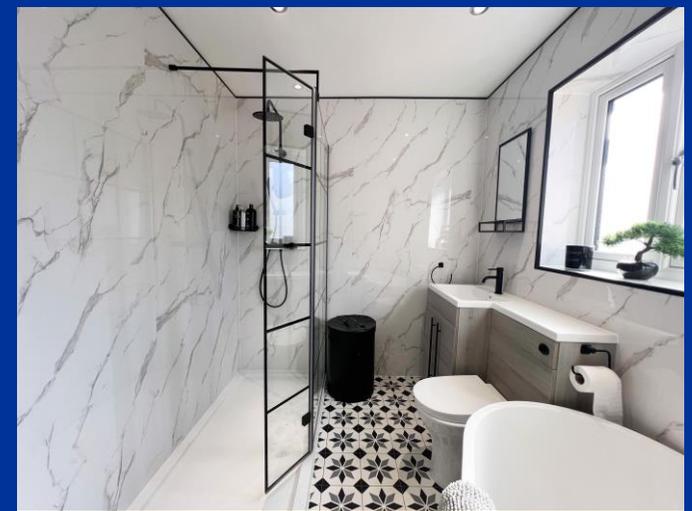
UPVC double glazed window to the rear, built in wardrobe, radiator.

Bedroom Four 8' 4" x 8' 1" (2.53m x 2.46m)

UPVC double glazed window to the frontage, radiator.

Bathroom 9' 3" x 9' 1" (2.81m x 2.76m)

UPVC double glazed window to the side aspect, freestanding bath, chrome mixer tap, separate shower enclosure with black fittings, vanity wash hand basin, black mixer tap, concealed cistern WC, extractor fan, inset ceiling spotlights, ladder radiator.



Externally

To the frontage, tarmacadam drive, hedge boundary, mature trees and shrubs, gated access to the side and rear, 3 sets of composite gates, plastic and aluminium shed, Samsung air source heat pump.

To the rear, composite fence boundary, hedge boundary, wood fence boundary, laid to lawn, porcelain tiled patio, mature trees and shrubs.

Note:

Council Tax Band: F

EPC Rating: C

Tenure: Freehold

Hot tub subject to separate negotiation.



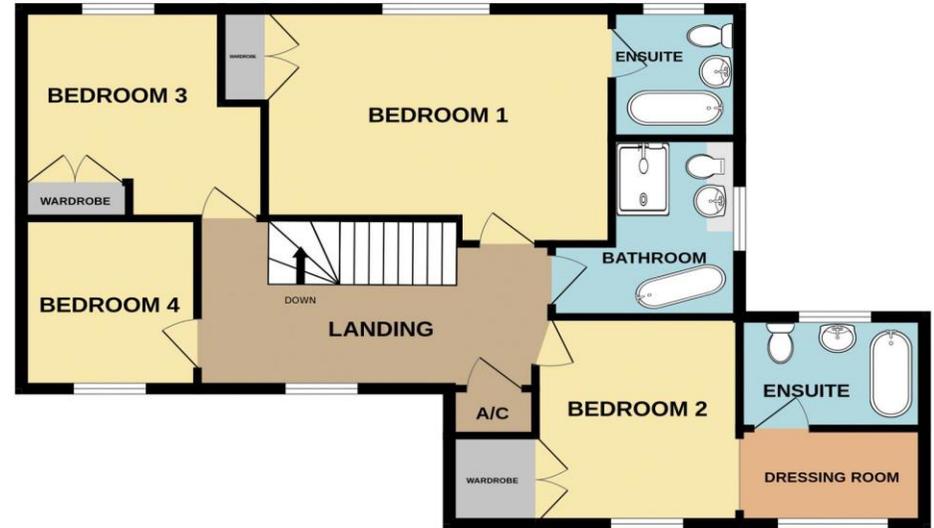




GROUND FLOOR



1ST 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 and at the traffic lights proceed straight over into Broad Street, follow this road over the mini roundabout opposite Morrison's supermarket and continue on the A53 Newcastle Road. Following the road out of the town passing the villages of Longsdon, Endon and then into Stockton Brook. Turn right off Leek New Road into Regency Drive, follow the road where the property is located in a cul-de-sac location on the left hand side.

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 doctors surgery and public houses like Ego and the Golf club just a short walk away. Lovely local footpaths and walks along the canal to the rear of the property.

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