



Whittaker  
& Biggs  
FOR SALE 01538 372004  
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Armshead Road, Werrington, Stoke-On-Trent, ST9 0EL.  
£450,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

## Armshead Road, Werrington, ST9 0EL.

This four bedroom detached family home is immaculately presented throughout and has stunning views of the open countryside to the rear. Constructed in 2018, having an EPC rating B and still within its warranty scheme, this contemporary home has an open plan layout which is light/airy and ideal for families. The 23ft breakfast kitchen incorporates quality fixtures and fitting, to mention is the quartz work surfaces and breakfast bar, integrated double oven, dishwasher and induction hob with extractor. The property has oak veneer doors throughout, ensuite to bedroom one, integral garage/utility with electric door and an impressive 22ft L-shaped living/dining room space with study off.

You're welcomed into the property via the breakfast kitchen through a composite door, with a fully tiled floor throughout the ground floor level. Useful cloakroom off and access to the utility/garage, which houses the gas fired boiler, has a range of base units, sink, plumbing and space for a washing machine and dryer. The living/dining room provides excellent views to the rear and patio doors to the garden. The study again has patio doors to the rear garden and this space could also be utilised as a children's playroom.

To the first floor is a spacious landing providing access to four well proportioned bedrooms and a modern ensuite to bedroom one. The family bathroom has a panel bath, WC, pedestal wash hand basin and walk in shower enclosure,

Externally to the front is a block paved driveway providing access to the garage and off road parking for vehicles. To the rear is a tiered low maintenance garden, having patios, area laid to lawn and being fully enclosed. A viewing is highly recommended to appreciate this homes position, views, excellent condition and spacious accommodation.

### Situation

Armshead Road provides excellent rural views and walks, with Wetley Common adjacent to the property. Great for commuting to the Potteries, Staffordshire Moorlands and Moorside High School is just a short distance away.



## Hallway

Staircase to the first floor, access to Integral Garage/Utility

## Breakfast Kitchen 23' 0" x 13' 0" (7.01m x 3.97m) Max measurements

Composite double glazed door to the front elevation, UPVC double glazed window to the side elevation, range of high gloss units to the base and eye level, stainless steel sink unit with drainer and chrome mixer tap, Quartz worksurfaces, four ring induction hob, stainless steel extractor fan, integral double oven, breakfast bar with Quartz worksurfaces, integral dishwasher, integral fridge, integral freezer, inset downlights, radiator, Quartz upstands, UPVC double glazed window to the front elevation.

## WC

Lower level WC, pedestal wash hand basin with chrome mixer tap, inset downlights, radiator.

## Living/Dining Room 22' 3" x 16' 1" (6.78m x 4.89m) max measurements

UPVC double glazed patio doors to the rear elevation, inset downlights, two radiators.

## Study 9' 9" x 6' 11" (2.96m x 2.12m)

UPVC double glazed patio doors, inset downlights, power for wall mounted flat screen TV.

## Garage/Utility 18' 5" x 8' 8" (5.62m x 2.65m)

Electric up and over door, housing Baxi gas fired boiler, worksurface space, stainless steel sink unit with drainer, plumbing for washing machine, space for dryer.

## First Floor

### Landing

Wood banister, UPVC double glazed window to the side elevation, radiator, loft access, inset downlights.

### Bedroom One 10' 9" x 10' 0" (3.27m x 3.06m)

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

### Ensuite Shower Room

Lower level WC, pedestal wash hand basin, walk in shower with chrome fitment, chrome heated ladder radiator, tiled splashbacks, UPVC double glazed windows to the side elevation, inset downlights, extractor fan.

### Bedroom Two 10' 8" x 10' 6" (3.26m x 3.19m)

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

### Bedroom Three 10' 7" x 9' 2" (3.23m x 2.79m)

UPVC double glazed window to the rear elevation, radiator, inset downlights.

### Bedroom Four 11' 3" x 7' 10" (3.42m x 2.39m)

UPVC double glazed window to the front elevation, radiator, inset downlights.

### Bathroom 7' 11" x 7' 5" (2.42m x 2.26m)

Panelled bath with chrome mixer tap, pedestal wash hand basin, lower level WC, tiled splashbacks, chrome heated ladder radiator, inset downlights, walk in shower cubicle with chrome fitment, extractor fan, UPVC double glazed window to the side elevation, inset downlights.



### Externally

To the front is blocked paved Herringbone driveway, walled boundary. To the rear is tiered garden laid with Indian stone patio, lawned area, fenced and hedged boundaries, outside water tap.

Note:  
Council Tax Band: D

EPC Rating: B

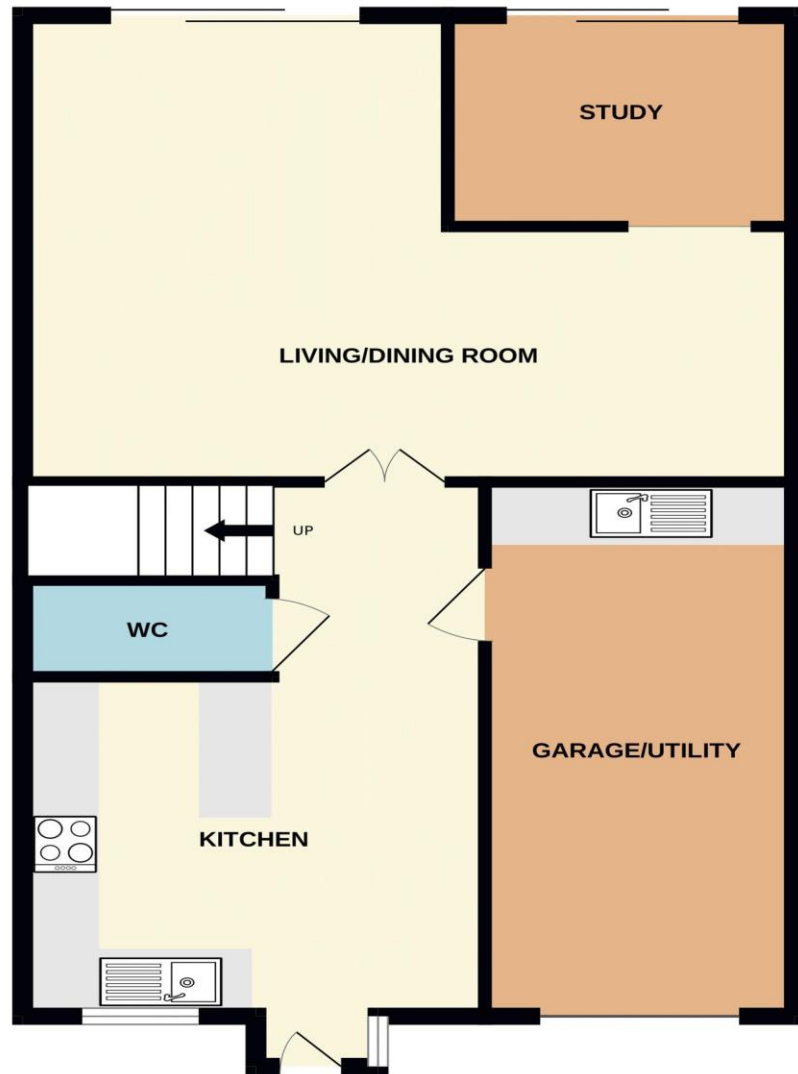
Tenure: believed to be Freehold



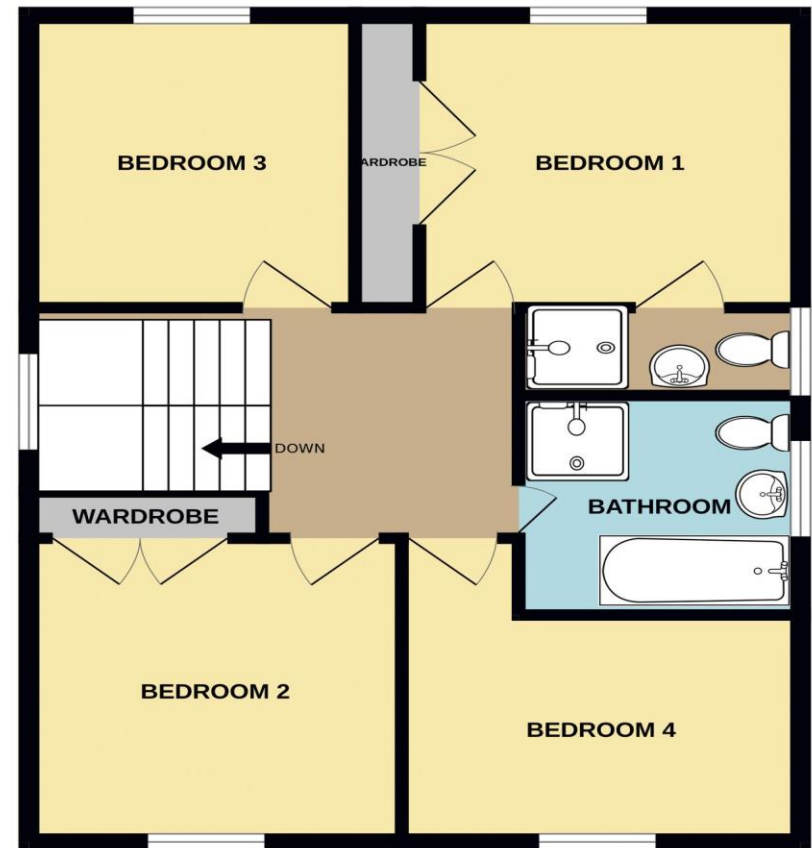




GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street, Leek offices proceed along Haywood Street and turn left at the traffic lights on to the A520 Cheddleton Road. Follow this road for approximately six miles passing through the villages on Cheddleton and Wetley Rocks and upon reaching the traffic lights at Cellarhead turn right on to the A52 Cellarhead Road. Follow this road for approximately half a mile taking the third turning right into Rownall Road and the property is located on the right hand side directly across from the entrance to Wetley Common.

**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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