



High View Park Way, Brown Edge, ST6 8QA.  
OIRO £385,000

Est. 1930  
**Whittaker**  
**& Biggs**

# High View Park Way, Brown Edge, ST6 8QA.

This four bedroom detached family home is situated within a gated development nestled within a quiet village location and boasts an impressive living space.

Upon entering the property, the stairs to the first floor can be found to the right and feature a contemporary glass balustrade.

The living room is a generous size and incorporates a downstairs store cupboard.

The kitchen is equipped with a contemporary range of units with wood style worktops and stand-ups. Integrated appliances including a dishwasher, fridge freezer, electric fan assisted oven, ceramic hob and an extractor hood. French doors to the rear garden complete this area.

Adjacent to the kitchen is a WC and utility room that has a wood style worktop and a built in larder cupboard.

To the first floor are four well-proportioned bedrooms with the main bedroom having an ensuite shower room which is equipped to a high standard.

The family bathroom offers a panel bath with shower attachment, low level WC, wash hand basin and is panelled with aqua boards.

Externally the property frontage has a block driveway suitable for multiple vehicles.

The rear garden is laid to lawn and has side access. A viewing is highly recommended to appreciate this home's gated location and bright, open living space.



## Ground Floor

### Living Room

Double glazed composite front door, stairs to the first floor, glass balustrade, UPVC double glazed window to the frontage, radiator, storage cupboard.

### Kitchen/Breakfast Room

UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, radiator, range of units to the base and eye level, wood style work top and upstands, stainless steel double sink, chrome mixer tap, integral dishwasher, integral fridge freezer, ceramic hob, electric fan assisted oven, extractor hood, breakfast bar.

### Utility room

UPVC double glazed window to the side aspect, space for washing machine and tumble dryer, larder cupboard.

### WC

Low level WC, wash hand basin, chrome mixer tap, aqua boards, extractor fan.

## First Floor

### Landing

UPVC double glazed window to the side aspect.

### Bedroom One

UPVC double glazed window to the rear, radiator, ensuite bathroom.

### En-suite

Shower cubicle, chrome wall mounted taps, wash hand basin, chrome mixer tap, low level WC, chrome heated towel rail, shaver point, aqua boards, extractor fan.

### Bedroom Two

UPVC double glazed window to the rear, radiator.

### Bedroom Three

UPVC double glazed window to the rear, radiator.

### Bedroom Four

UPVC double glazed window to the front, radiator.

### Family Bathroom

UPVC double glazed window to the side aspect, panel bath, shower attachment, chrome mixer taps, wash hand basin, low level WC, chrome heated towel rail, shaver point, aqua boards, extractor fan.

### Externally

To the frontage, block paved drive. To the rear, area laid to lawn, fence boundary.



Note:

Council Tax Band: TBC

EPC Rating: B

Tenure: believed to be Freehold



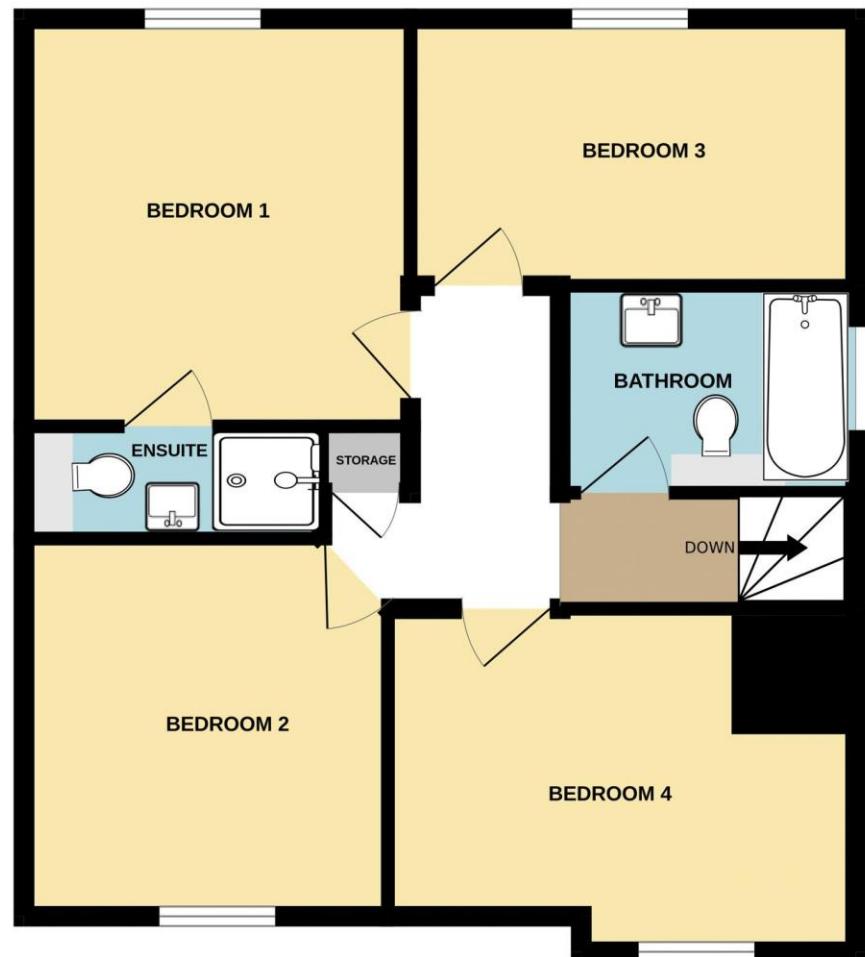




## GROUND FLOOR



## 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.

Made with Metropix ©2024



## Directions

From Leek take the main A53 Newcastle Road proceeding through Longsdon into Endon, passing The Plough Inn on the right hand side after some further one hundred and fifty yards turn right onto the B5061 Brown Edge. Proceed into the village of Brown Edge adjacent to the Holly Bush Inn car park is a the gated development.

## Situation

Brown Edge is a popular semi rural village located in Staffordshire Moorlands. Offering good road networks for commuting into Cheshire, and into the surrounding towns of Leek, Biddulph, and The Potteries. This village has a thriving local community with an independent Supermarket in the heart of the village, a local first school, and community centre. Within the catchment for the Highly Sought after Endon Schools, Brown Edge is a popular residential location.

**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.

45-49 Derby Street

Leek

ST13 6HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

Staffordshire

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker & Biggs**