



- **Large Modern Three Bed Semi**
- **Parking, Garage and Gardens**
- **EPC Band E, Rating 47**
- **Rural with panoramic views at the rear**
- **Central Heated, Double Glazed**
- **Ask an adviser to book your viewing**



3 Wootton Lane, Oakamoor
Stoke-On-Trent, ST10 3BJ

£395,000

Description

A large Modern and Extended three bedroom semi-detached property situated in the popular village of Farley on the edge of Staffordshire moorlands near Derbyshire. With panoramic views of open countryside at the rear this large rural semi-detached property has been extended to incorporate an open plan kitchen living space at the rear to appreciate the views. Accommodation comprises hallway, WC, living room, conservatory, kitchen and integral garage at ground floor level with three bedrooms and family bathroom to the first floor. To the frontage is a tarmac driveway suitable for parking three cars, lawn garden and block paved seating area. At the rear is an extensive lawn, decked veranda and patio seating areas with views on the open countryside . The property benefits from central heating, double glazing and has recently been re-roofed.

Ground Floor

Hallway

with carpeted floor, radiator, stairs off, power points and WC off.

WC 3' 10" x 4' 11" (1.18m x 1.49m)

Fitted suite in white with corner basin and WC. Vinyl floor, radiator, extractor fan.

Living Room 20' 1" x 12' 9" (6.13m x 3.89m)

With carpeted floor, radiator, Power Point, telephone point, Bay window to front, feature hearth with inset wood pellet fire.

Conservatory 9' 8" x 19' 9" (2.94m x 6.02m)

With tiled floor and underfloor heating, power points, polycarbonate roof, patio doors onto decked Veranda. Open plan onto kitchen diner.

Kitchen/Breakfast Room 22' 0" x 8' 11" (6.71m x 2.72m)

A modern fitted kitchen with cream wall and base units wood surfaces over. Part tiled walls and tiled floor. Includes integrated cooker hob and extractor hood, fridge and dishwasher, radiator, Power Point and built-in cupboards. Underfloor heating Access to garage via inner hall.

Rear Porch

With quarry tower floor and PVCu door to rear.

Inner Hall

Tiled floor, access to garage.

Garage 18' 4" x 11' 2" (5.58m x 3.40m)

Accessed through the kitchen diner this garage benefits from PVCu window, open over door, concrete floor, electric lighting and power.

First Floor

Landing

A large landing with carpeted floor, window to front, airing cupboards and built-in cupboard.

Bedroom 1 13' 2" x 8' 11" (4.01m x 2.73m)

With carpeted floor, radiator, Power Point.

Bedroom 2 12' 3" x 10' 10" (3.74m x 3.30m)

With carpeted floor, radiator, Power Point.

Bedroom 3 6' 11" x 10' 1" (2.11m x 3.08m)

With carpeted floor, radiator, Power Point and built-in furniture.

Family Bathroom 6' 7" x 7' 8" (2.00m x 2.33m)

Modern fitted bathroom suite in white with WC, basin setting vanity unit, enclosed shower cubicle with rainfall style shower. Part tiled walls and tile effect floor. Include heated chrome towel radiator and extractor fan.

Outside

To the frontage is a tarmac driveway suitable for parking three cars, lawn and patio seating area. At the rear is a decked Veranda accessed from the conservatory leading to an extensive lawn garden with patio seating areas onto views of open fields.

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Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Energy performance certificate (EPC)

4, Wootton Lane Oakamoor STOKE-ON-TRENT ST10 3BJ	Energy rating E	Valid until: 1 May 2029
		Certificate number: 0403-2802-7455-9501-6525

Property type

Semi-detached house

Total floor area

92 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)