

# The Plain

Whiston, Stoke-on-Trent, ST10 2HZ



Extremely attractive stone built end terrace new home with well-appointed and high spec accommodation, ready to be moved into straightaway, situated on a small development. Occupying a delightful position nestled in the picturesque village of Whiston with a far reaching views to both the front and rear elevations.

£250,000

John German 

Whether looking to make your first step onto the property ladder, to downsize or to move to the country, internal inspection and consideration of this hugely impressive end terrace home is highly advised to appreciate the quality finish and high specification. Features include mains gas central heating with underfloor heating on the ground floor, fully integrated kitchen appliances, quality bathroom fittings and Fibre internet connection.

Set back from Black Lane in the picturesque village of Whiston, enjoying a good degree of peace and tranquillity. This popular village is located in the Churnet Valley, within walking distance of the village hall and golf club, plus within earshot of the Churnet Valley railway steam trains whistle in the distance. Situated within an easy commute to the surrounding towns of Ashbourne, Leek, Cheadle and Uttoxeter plus the city of Stoke on Trent.

Accommodation - A traditional canopy porch with a composite part obscure double glazed entrance door opens to the hall where doors lead to the ground floor accommodation and the fitted downstairs WC which has a white two piece suite.

The well-proportioned lounge/dining room extends to the depth of the home having windows to both the front and rear elevation enjoying a pleasant outlook, plus stairs rising to the first floor with a useful understairs cupboard.

The impressive fully fitted kitchen has a range of base and eye level units with worksurfaces, an inset sink unit set below the window overlooking the rear garden, a fitted gas hob with an extractor hood over and oven under, plus integrated appliances including a dishwasher, washing machine and fridge/freezer. A composite and part double glazed door provides access to the patio and garden.

To the first floor the landing has a loft hatch and floors leading to the three good sized bedrooms, all able to accommodate a double bed and all enjoying far reaching views over the surrounding area.

Finally, there is the superior fitted family bathroom which has a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above, complementary tiled splashbacks and half tiled walls, plus a chrome effect towel rail.

Outside - To the rear a paved patio provides a lovely seating and entertaining area leading to the good sized garden laid to lawn, providing a blank canvas to landscape as you wish, enclosed by timber fencing with access to the front.

To the front is a garden laid to lawn, again giving scope to landscape to your taste, and a porous tarmac driveway providing off road parking.

**W3W** – smiled.heaven.boarding

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**Broadband type:** Fibre. See Ofcom link for speed:

<https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band TBC

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
778.34 ft<sup>2</sup>  
72.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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