

## 1018 Leek New Road

Stockton Brook, Stoke-On-Trent, ST9 9NX

Home, is the heart's anchor! So drop your anchor here, as this stunning detached split level bungalow will surely pull on your heart strings! Beautifully situated in an elevated position, set back with a sweeping driveway and open views to the front, this spacious residence is in need of new owner to call it their home! This unique property offers versatile living accommodation and comprises a large lounge with vaulted ceiling and exposed brick feature fireplace, opening into a dining room and modern fitted breakfast kitchen with integrated NEFF appliances. A sunny conservatory overlooks the rear garden and provides access to the lower ground floor where you can find a utility room, access to the integrated garage and office space. Three good sized bedrooms all with fitted wardrobes and a huge family bathroom with his and hers sink units finish the ground floor accommodation. The second floor has been fully converted to a games room/attic room and can be accessed from the main loft hatch. Externally the property benefits from ample off road parking coupled with a lawned frontage and to the rear the garden is mainly laid with lawn with paved patio areas and a summerhouse. Situated in the desirable area of Stockton Brook, close to local amenities, excellent schooling, canal towpaths and commuter links to the main town centre and market town of Leek. So its time to drop anchor as your heart has found its new home!

**Offers in the region of £480,000**



# 1018 Leek New Road

## Stockton Brook, Stoke-On-Trent, ST9 9NX



- STUNNING DETACHED PROPERTY
- MODERN FITTED KITCHEN WITH NEFF APPLIANCES
- FAMILY BATHROOM WITH HIS & HERS SINK UNITS
- AMPLE OFF ROAD PARKING & INTEGRAL GARAGE
- SITTING IN A BEAUTIFULLY ELEVATED POSITION
- DINING ROOM PLUS CONSERVATORY
- OFFICE/BEDROOM FOUR & UTILITY ROOM
- SITTING IN A BEAUTIFULLY ELEVATED POSITION
- LARGE LOUNGE WITH VAULTED CEILING
- THREE BEDROOMS
- SITTING IN A SIZEABLE PLOT WITH LAWNED GARDENS & SUMMERHOUSE

### GROUND FLOOR

#### Entrance Hall

19'1" x 9'11" (5.84 x 3.03)

A double glazed entrance door overlooks the front aspect coupled with double glazed window. Steps lead up the main hallway and a cloakroom cupboard. Telephone point and radiator. Loft access hatch.

#### W.C

5'11" x 3'8" (1.82 x 1.13)

A double glazed window overlooks the front aspect. Fitted with a low level W.C and vanity hand wash basin. Fully tiled walls and ladder style towel radiator.

#### Lounge

16'9" x 14'7" (5.13 x 4.45)

A sizeable lounge with vaulted ceiling and exposed brick feature fireplace housing electric fire. A double glazed bay window offers open views to the front aspect, and double glazed window to the side aspect. Television point and radiator. Single step leads up the dining room.

#### Dining Room

14'6" x 9'8" (4.43 x 2.96)

Double glazed sliding patio doors lead out to the rear aspect. Open archway leads into the kitchen. Space for table and chairs. Radiator.

#### Breakfast Kitchen

11'5" x 9'8" (3.48 x 2.96)

A double glazed window looks into the conservatory coupled with a double glazed access door. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating granite work surface areas and breakfast bar. Integrated appliances include a NEFF double electric microwave/oven, electric induction hob with AEG cooker hood and NEFF fridge/freezer. Floor heater and partly tiled walls and flooring.

#### Conservatory

13'9" x 12'10" (4.21 x 3.92)

A double glazed conservatory with windows to

the rear and side aspect coupled with double glazed patio doors leading out the rear garden. Stairs lead down to the lower floor and an access door leads out to the side of the property with a double glazed window to the rear.

#### Bedroom One

11'6" x 9'8" (3.51 x 2.95)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes, drawers and dressing table. Radiator.

#### Bedroom Two

9'10" x 9'4" (3.01 x 2.86)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes, storage cupboards and dressing table. Radiator.

#### Bedroom Three

9'8" x 8'4" (2.95 x 2.56)

A double glazed window overlooks the rear aspect. Fitted with a range of wardrobes, storage cupboards and dressing table. Radiator.

#### Bathroom

9'1" x 8'6" (2.78 x 2.61)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath, separate shower unit, his and hers vanity hand wash basins and low level W.C. Under floor heating, ceiling spotlights and ladder style towel Radiator.

### LOWER GROUND FLOOR

#### Inner Hall

5'4" x 2'11" (1.63 x 0.90)

An access door leads into the integral garage. Storage cupboard with tiled flooring.

#### Utility Room

14'4" x 4'0" (4.38 x 1.24)

A double glazed window overlooks the rear aspect. Fitted with wall and base storage units and coordinating work surface areas. Inset stainless steel sink unit and side drainer. Space and plumbing for washing machine and tumble dryer. Wall mounted central heating boiler. Tiling flooring and walls.

#### Office/Bedroom Four

17'3" x 9'4" (5.26 x 2.87)

A double glazed window overlooks the front and side aspect coupled with an access door to the side aspect.

#### Integral Garage

17'5" x 9'10" (5.32 x 3.02)

An electric roller door to the front with an access door into the office and also main house. Power and lighting.

### SECOND FLOOR

#### Loft Room/Games Room

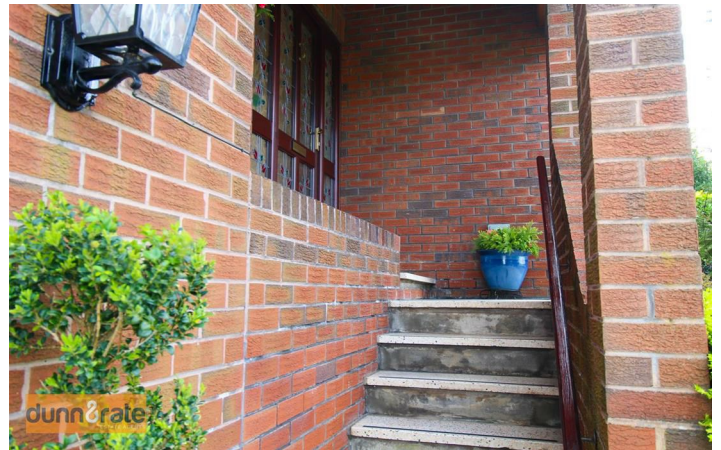
21'3" x 19'7" (6.50 x 5.97)

A fully converted attic space with a double glazed window overlooking the rear aspect. Eaves storage. (Please note there is not a staircase leading to the attic room, only a pull down ladder)

### EXTERIOR

To the front the property benefits from a sweeping driveway with ample off road parking leading to an integral garage. The frontage is laid to lawn with flower bed borders and steps lead up to the entrance porch area. To the rear the garden is laid mainly to lawn framed with a flower bed border. There is a large paved patio seating area and summerhouse and the garden is enclosed with a hedge border and access to the front.





# Floor Plan



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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