



Spectrum Edgefields Lane Stockton Brook, Stoke On Trent, ST9 9NS

Take it in..... hold your breath, because the view is breathtaking! As pretty and perfect as a postcard, Spectrum is delightfully positioned with far stretching views over the countryside! Not only is the elevated position of this spacious semi detached property stunning but the home itself is! A beautifully maintained family home, the accommodation on offer comprises a large lounge, modern fitted kitchen with granite work surfaces, conservatory/dining room, downstairs W.C. three good sized bedrooms and superb family bathroom. Externally, the property stands proudly on a dry stone wall bankside, with ample off road parking and a garage. The low maintenance gardens sweep round the side of the garden to the rear, so the view can be admired from all aspects. Located in the desirable area of Stockton Brook, close to local amenities, excellent schooling and canal towpaths. Don't hold your breath for too long, make sure you book a viewing and secure this view as your own.

Offers in the region of £375,000

Spectrum Edgefields Lane

Stockton Brook, Stoke On Trent, ST9 9NS



- STUNNINGLY SPACIOUS SEMI DETACHED PROPERTY
- MODERN FITTED KITCHEN WITH GRANITE WORKSURFACES
- LOW MAINTENANCE GARDENS TO THE SIDE & REAR
- ELEVATED POSITION WITH PICTURESQUE VIEWS
- THREE GOOD SIZED BEDROOMS
- GARAGE & OFF ROAD PARKING
- LARGE LOUNGE & CONSERVATORY
- CONTEMPORARY FAMILY BATHROOM
- POPULAR LOCATION

GROUND FLOOR

Entrance Porch

4'0" x 3'6" (1.23 x 1.08)

The property has a double glazed entrance door to the front aspect. Tiled flooring and storage cupboard.

Entrance Hall

9'3" x 4'6" (2.84 x 1.38)

Stairs leading to the first floor. Tiled flooring and radiator.

Cloakroom

3'11" x 2'3" (1.20 x 0.71)

A double glazed window overlooks the side aspect. Fitted with a low level W.C. Partly tiled walls and radiator.

Lounge

25'0" x 10'11" (7.64 x 3.33)

A double glazed window overlooks the front aspect and bi-fold doors open into the conservatory. Wall mounted electric feature fireplace. Television point and two radiators.

Kitchen

20'1" x 9'3" (6.13 x 2.83)

A double glazed window overlooks the rear aspect coupled with a double glazed access door to the side aspect. Fitted with a range of wall and base storage units with inset Quartz sink unit and side drainer. Coordinating granite worktops and integrated double electric oven, hob with cooker hood above and dishwasher. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Wall mounted central

heating boiler. Ceiling spotlights and vertical height radiator.

Conservatory

13'4" x 11'4" (4.08 x 3.46)

A UPVC conservatory with double glazed windows to the side and rear aspect coupled with double doors leading out to the side. Television point and two wall mounted electric heaters.

FIRST FLOOR

First Floor Landing

9'3" x 8'2" (2.84 x 2.51)

Two double glazed windows overlooks the side aspect. Ceiling spotlights and loft access hatch. Stairs leading from the ground floor with glass balastre. Radiator.

Bedroom One

12'7" x 11'0" (3.84 x 3.37)

A double glazed window overlooks the front aspect. Television point, ceiling spotlights and radiator.

Bedroom Two

12'0" x 10'11" (3.67 x 3.33)

A double glazed window overlooks the rear aspect. Television point, ceiling spotlights and radiator.

Bedroom Three

9'4" x 8'1" (2.85 x 2.47)

A double glazed window overlooks the rear aspect. Fitted wardrobes and ceiling spotlights. Television point and radiator.

Bathroom

9'2" x 7'9" (2.80 x 2.38)

A double glazed window overlooks the front aspect. Fitted with a suite comprising freestanding bath, double shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Fully tiled walls and ladder style towel radiator. Ceiling spotlights and extractor fan.

EXTERIOR

The property stands elevated on a bankside with far reaching views. To the front there is a sweeping driveway lined with a dry stone wall leading to the driveway and garage. The property can be accessed via a gated paved pathway leading to the entrance door. To the side there is a decked seating area currently covered with artificial lawn enclosed with a decorative fencing and beautiful open views. To the rear the garden is low maintenance and paved with a second patio raised seating area and open aspect leading to woodland. Externally the property benefits from outside lighting and power with a water tap.

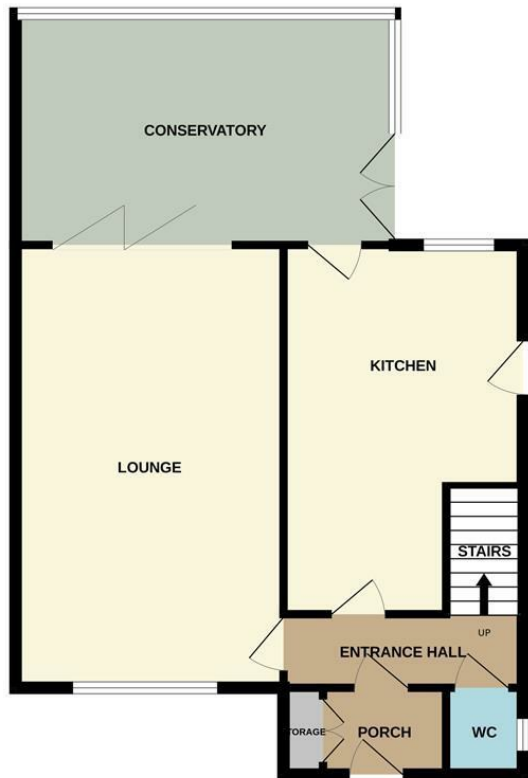
Garage

Single brick built garage with electric roller door and power and lighting.

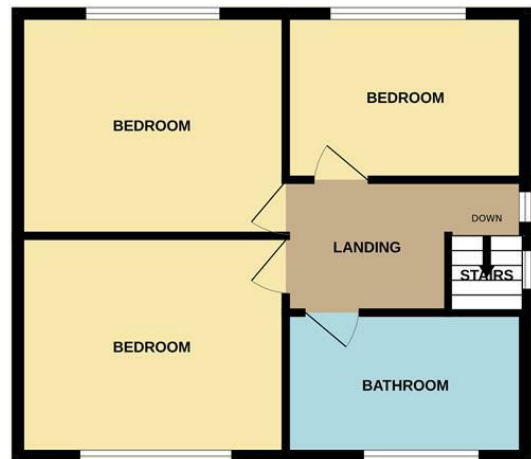


Floor Plan

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.
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