



East View Stanley Road

Stockton Brook, Staffordshire, ST9 9LL

Price **£545,000**



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Denise White Estate Agents Comments

Nestled in the Staffordshire Moorland Countryside, with exquisite views reaching over the fields and down to the Canal, sits "East View". Having been extended and renovated to an exceptional standard by the current owners, with high quality fixtures and fittings throughout, East View is one of the finest examples of rural living to come to the current market.

The Entrance Hall leads you through to Two Double Bedrooms on the Ground Floor, serviced by the most elegant Family Bathroom; fitted with a stunning "Vitra" suite together with a walk in "Aqualisa" remote controlled shower. Steps lead down to the Lounge with bi-fold doors which open out on to the patio with stunning views to the rear aspect. A door leads to the Kitchen, fully fitted with high quality appliances, from which steps lead on to a spacious Dining room.

To the first floor there is a Master Bedroom with an En-Suite Shower Room, overlooking the rear garden and enjoying the wonderful views. There is also a large walk in loft space which is fully insulated and PVC lined, and offers scope for further living accommodation subject to obtaining the necessary consents.

Externally there is a block paved driveway which provides ample off road parking to the front, side and rear of the property. To the rear the private gardens provide an idyllic spot for alfresco dining and drinks, whilst enjoying stunning rural views over the surrounding countryside.

Situated in a sought after location on the outskirts of the village of Stockton Brook, overlooking the canal, with shops, pubs, restaurants and other amenities within a short drive, together with the highly regarded Endon Schools and Greenway Hall Golf Course. This property enjoys all the key features of an ideal family home, and really does have the 'wow factor'! Viewings are essential to appreciate all it has to offer in terms of the size and finish of the internal accommodation, and the beautiful location.

Entrance Porch

Composite entrance door to the front aspect. Tiled floor. Ceiling light. Door leading into:-

Entrance Hall

Amtico flooring. Radiator. Ceiling light. Stairs off to the first floor. Wall mounted hardwired alarm system. Steps leading down to the lounge. Doors leading into:-

Bedroom Two

12'9 x 13'7 (3.89m x 4.14m)

Carpet. Radiator. uPVC bay window to the front aspect. Ceiling light.

Bedroom Three

12'8 x 13'7 (3.86m x 4.14m)

Carpet. Radiator. uPVC bay window to the front aspect. Ceiling light.

Luxury Bathroom

10'8 x 9'3 (3.25m x 2.82m)

Fitted with a luxury suite comprising of "Vitra" Wall mounted vanity wash handbasin unit, low-level WC, freestanding double ended bath with freestanding shower mixer taps to the centre, walk in shower cubicle with "Aqualisa" remote controlled shower with rain shower head. Tiled floor. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling spotlights.

Lounge

19'4 x 11'9 (5.89m x 3.58m)

Amtico flooring. Two radiators. Bifold doors to the rear aspect leading to the rear garden. Two uPVC windows to the rear aspect. Ceiling light. Two wall lights. Door leading into:-

Contemporary Kitchen

12' x 10'6 (3.66m x 3.20m)

Fitted with a contemporary range of high-gloss kitchen units with "Dekton" worktops over incorporating a sink unit with mixer tap. Integrated with Bosch appliances including a fridge freezer, dishwasher and washing machine. Integrated with Neff appliances including a microwave oven, single electric oven and induction hob with extractor over. Amtico floor. uPVC window to the rear aspect. Upright radiator. Composite door to the side aspect. Ceiling spotlights. Steps leading up to:-

Dining Room

12'8 x 10'9 (3.86m x 3.28m)

Amtico flooring. Radiator. UPVC window to the side aspect. Ceiling light. Two wall lights.

First Floor Landing

Carpet. Ceiling light. Door leading into:-

Master Bedroom

12' x 14'8 extending to 20'3 max (3.66m x 4.47m extending to 6.17m max)

Carpet. Radiator. uPVC window to the rear aspect. Two ceiling lights. Door leading into:-

Ensuite

7'4 x 5' (2.24m x 1.52m)

fitted with a suite comprising of corner shower cubicle, low-level WC, and pedestal wash handbasin. Lino flooring. Fully tiled walls. Radiator. Ceiling light.

Loft space

Walk in loft storage space with laminate flooring, fully insulated and PVC lined. Wall mounted inverted, "Vaillant" combination boiler.

Outside

The property is approached over a block paved driveway which provides ample off-road parking to the front, side and rear of the property. To the rear of the property there is a fabulous private and enclosed garden, laid mainly to lawn with a decked seating area and large paved patio seating area with far-reaching views over the surrounding countryside down to the canal; the perfect place to sit and enjoy drinks with friends and family or to simply enjoy the peace and tranquility of this beautiful semi-rural location.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local

area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

House To Sell?

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.



Road Map



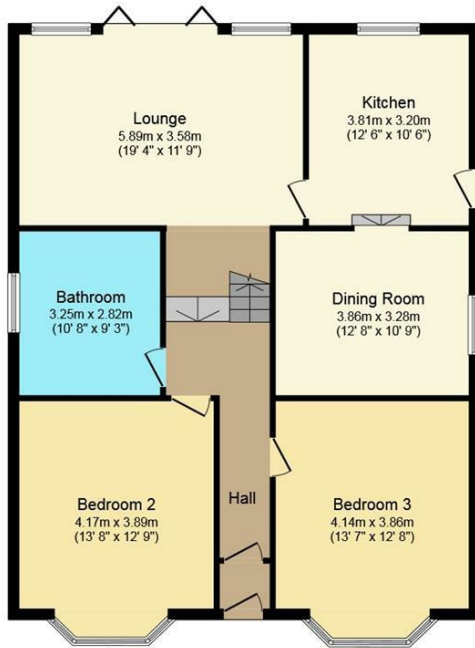
Hybrid Map



Terrain Map

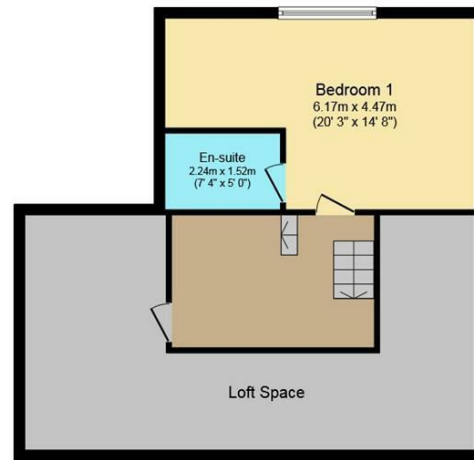


Floor Plan



Ground Floor

Floor area 104.7 sq.m. (1,127 sq.ft.) approx



First Floor

Floor area 66.0 sq.m. (711 sq.ft.) approx

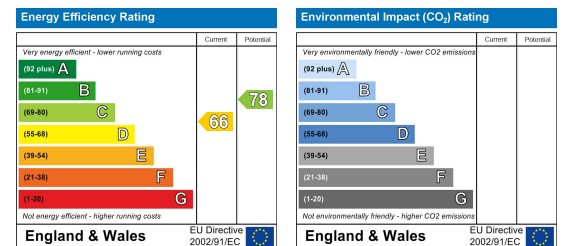
Total floor area 170.8 sq.m. (1,838 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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