



10 Folly Lane, Staffordshire, ST13 7DA

£400,000

CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING!

"Family is not an important thing. It's everything." Give your family everything with this beautifully maintained and much loved four bedroom detached home. With off road parking, double garage, gardens and oodles of space for your family requirements !

Denise White Estate Agents Comments

Situated in a tranquil neighbourhood is this exceptionally well presented and spacious detached property which is a perfect family home. The property has been in the same family for many years and has such a homely feel alongside an abundance of living space, ample off road parking, double garage and gardens.

As you step inside, you are welcomed by a bright and airy hallway that leads to two inviting reception rooms. The first reception room exudes a warm and cosy ambiance, complete with a focal fireplace and double doors that open to the dining area. The dining room seamlessly connects to the conservatory, providing an ideal space for hosting gatherings with loved ones.

The modern kitchen features contemporary appliances, stylish wall and base units, and ample work surfaces. The kitchen has a delightful view of the rear garden, you can savour the tranquil scenery or watch the children play while preparing culinary delights.

The property comprises four generously sized double bedrooms. The principle bedroom is a spacious double and comes with built-in wardrobes, tastefully selected bedroom furniture, and a recently renovated en-suite shower room. Bedroom two also offers ample space, while Bedroom three treats you to a picturesque view of the lush rear garden. Bedroom four completes the sleeping quarters, providing additional flexibility.

The main bathroom is a luxury designed bathroom with high specifications in mind. It features a freestanding bath, a heated towel rail, and a modern shower cubicle, creating a perfect family bathroom for your daily routine.

In addition to these impressive features, this property includes a conservatory that overlooks the rear garden, a utility room for added convenience, and a downstairs toilet. Its advantageous location near public transport links, green spaces, and walking routes make it an ideal choice for families

seeking both convenience and tranquillity.

Do not miss out on the opportunity to own this stunning detached property. Contact us today to arrange a viewing !

Entrance Hall

Access into the accommodation with stairs off to the first floor accommodation.

Lounge

15'10" plus bay x 11'3" (4.83 plus bay x 3.45)



Fitted carpet, feature fireplace with electric fire, wall lights, ceiling light, coving to the ceiling, double doors into the dining room, double glazed box bay window to the front aspect.

Dining Room

11'4" x 10'4" (3.46 x 3.17)



Fitted carpet, door into the entrance hall, coving to the ceiling, radiator, ceiling light, French doors leading into the conservatory.

Conservatory

9'10", 141'0" x 11'8" (3.43 x 3.56)



Tiled flooring, uPVC double glazed, French doors leading out to the garden.

Kitchen

9'10" x 12'9" (3 x 3.91)



A modern kitchen with a range of wall and base units with work surfaces over, stainless steel sink unit with drainer, central tap, uPVC double glazed window over looking the rear garden, integrated double oven, microwave and hob with extractor hood over, American style fridge freezer, wooden style flooring, inset spotlighting, integrated dishwasher, part tiled walls, radiator.

Utility

9'10" x 9'4" max (3.00 x 2.87 max)

Wall and base units, sink unit with drainer, double glazed window to the side aspect, access to the rear garden, radiator, plumbing for washing machine.

Cloakroom



W.C. vanity wash hand basin, part tiled walls, radiator, double glazed window, double glazed window to the rear aspect, ceiling light. wooden styled flooring.

First Floor Accommodation

Landing space with access to the bedrooms, family bathroom and airing cupboard.

Bedroom One

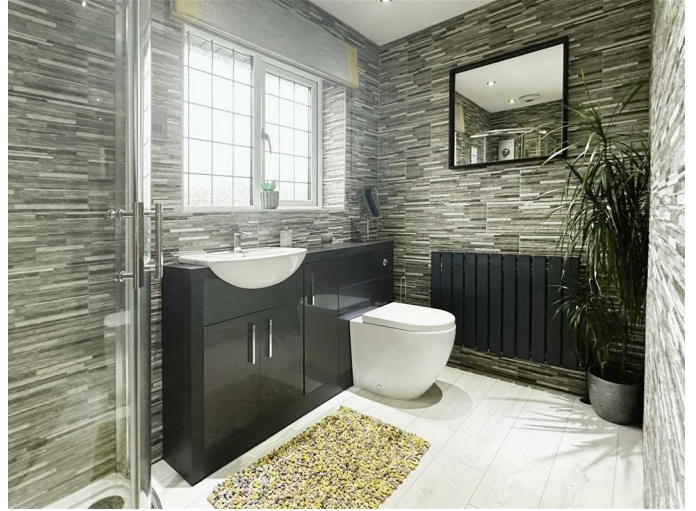
15'10" x 14'3" (4.85 x 4.35)



A good size double bedroom with a range of fitted furniture, fitted carpet, double glazed window to the front aspect, coving to the ceiling, ceiling light, radiator, access to the en-suite shower room.

En-suite

9'0" x 5'2" (2.76 x 1.58)



A modern fitted suite which comprises; shower cubicle, vanity wash hand basin, W.C. storage space, radiator, tiled walls, inset spotlighting, double glazed window to the front aspect, tiled flooring.

Bedroom Two

15'5" max narrowing to 12'5" x 12'10" max (4.70 max narrowing to 3.79 x 3.92 max)



Good size double room, double glazed window to the front aspect, fitted carpet, radiator, ceiling light, coving to the ceiling.

Family Bathroom

8'10" x 6'4" (2.71 x 1.94)



A really nice bathroom suite with W.C. free standing bath with shower attachment, shower cubicle, double glazed window to the rear aspect, wash hand basin, heated towel rail, tiled walls, tiled effect flooring, lighting.

Bedroom Three



A good size double bedroom with a double glazed window to the rear aspect, fitted carpet, ceiling light, radiator, coving to the ceiling.

Bedroom Four

9'11" x 11'9" max (3.03 x 3.60 max)



Another good size bedroom situated to the rear of the house with double glazed window over looking the rear garden, ceiling light, radiator, coving to the ceiling, fitted carpet.

Outside



The property sits on a good size plot with a good size, block paved, driveway proving ample off road parking and access to the garage. Gardens are to the front and to the rear which are laid to lawns with a patio seating area and enclosed with fencing, hedging and gated access to the front of the house.

Location

Situated on a well established residential street, leading to a country road out to Consall,

surrounded by some lovely countryside and great for walking. Also convenient for the Cheadle Road, A520 with public transport available. The market town of Leek is only a short driving distance away, approximately 4 miles and also close to access to the A50 and A500.

Agents Notes

Freehold

Oil central heating system

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

Do You Have A House To Sell or Rent ?

We can arrange an 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

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.

You Will 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.

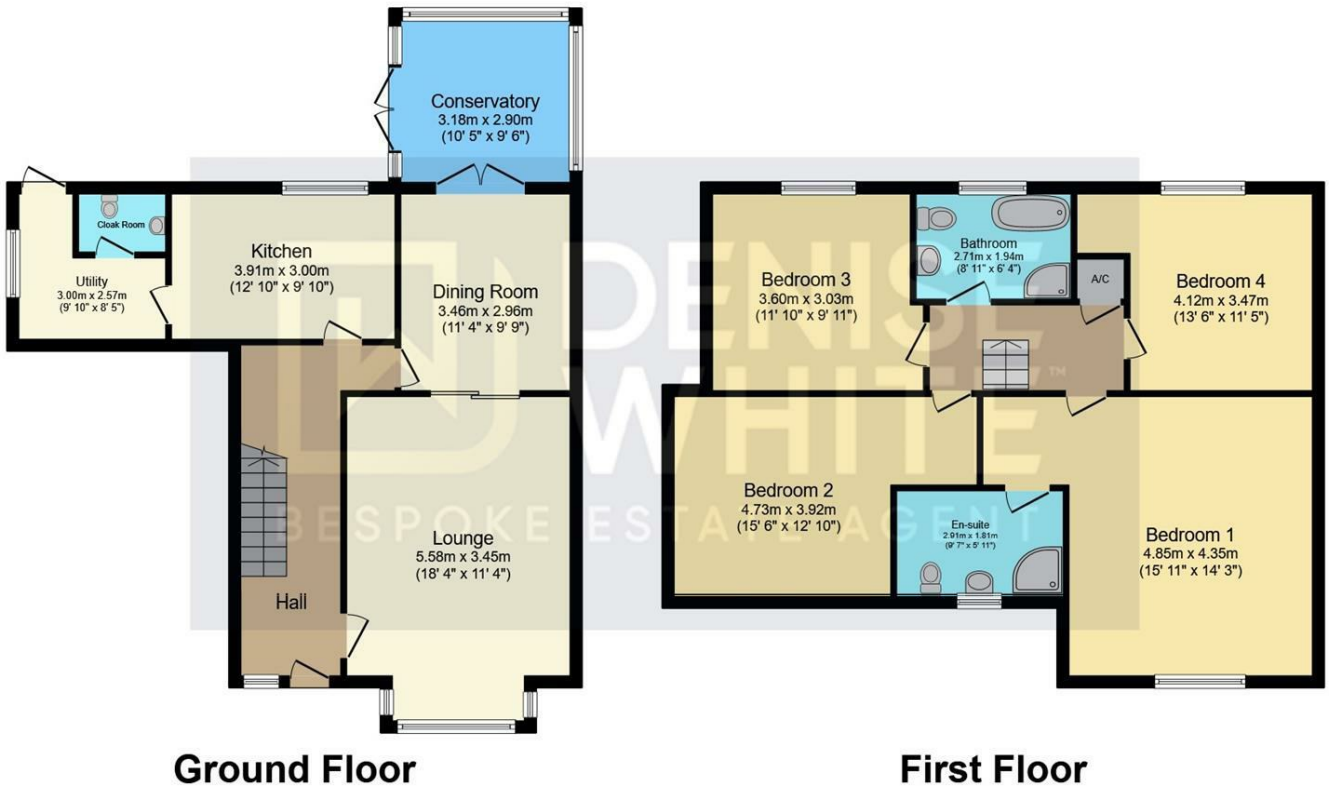
About Denise White Estate Agents



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

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 advise.

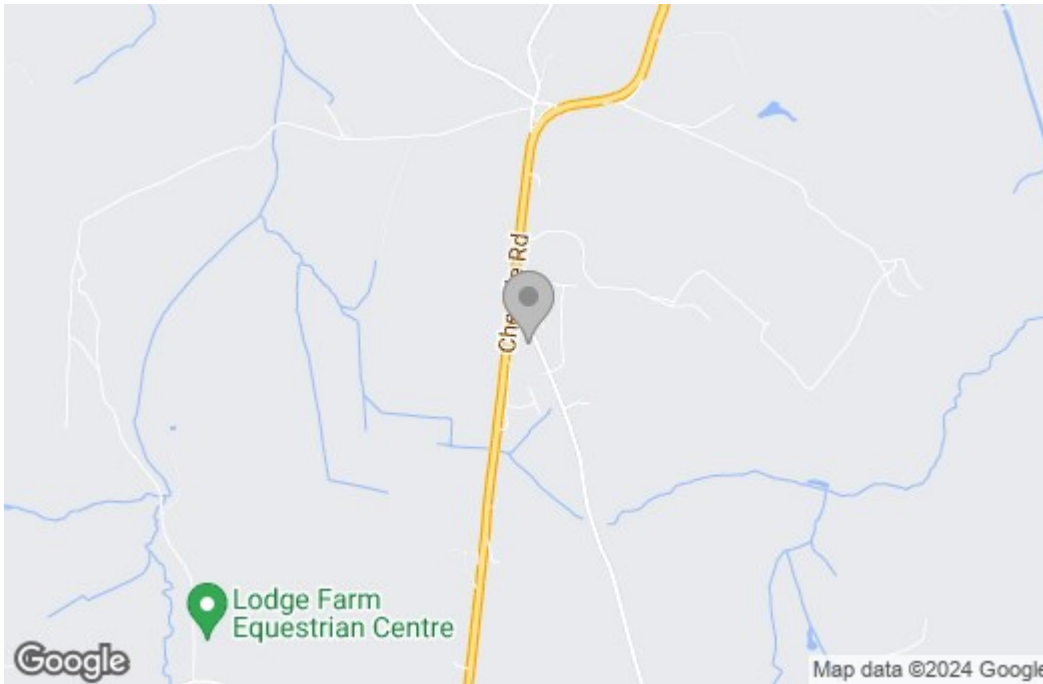
Floor Plan



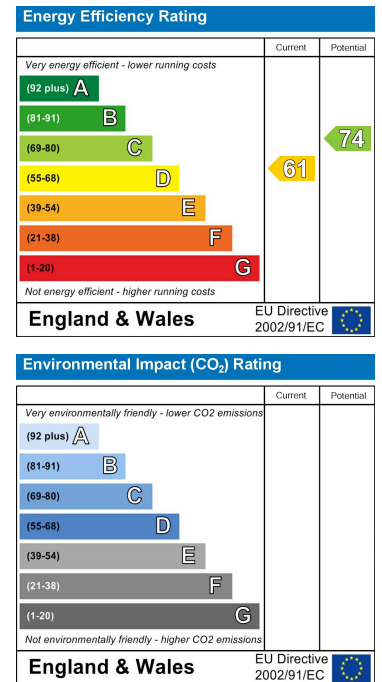
Total floor area 150.7 m² (1,622 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



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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