



29 Millbrook Way, Staffordshire, ST10 1XW

Offers in the region of £320,000

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"This well-maintained and spacious four-bedroom detached family home offers a versatile open-plan layout, off-road parking, garage and a peaceful cul-de-sac location"

Denise White's Comment's

Located in a quiet cul-de-sac, this well-maintained extended four-bedroom detached property is ideal for families seeking a versatile and spacious home. The property is in good condition throughout, offering comfortable living spaces and a family-oriented layout.

There is a good size lounge to the front of the house, with a bay window. There is an additional open-plan reception room with a snug area providing a cozy space for relaxation and dining. There is a separate dining room which could be used as an office or play room. The property provides ample space for entertaining or creating separate living areas.

The kitchen is equipped with a wide range of wall and base units with work surfaces over with a kitchen island and a utility room, offering convenience and additional storage space. Moving upstairs, you will find the main bedroom, which is a double-sized room with an en-suite shower room, spacious layout, and built-in wardrobes. There are three additional spacious bedrooms, allowing for flexibility to meet your family's needs. A good size family bathroom serves the other bedrooms.

Externally, the property benefits from off-road parking, a garage, and well-maintained gardens. The front of the property overlooks a peaceful woodland area, providing a sense of tranquility and privacy. Nearby green spaces offer opportunities for outdoor activities and leisurely walks.

Conveniently located close to schools and local amenities, this property offers a comfortable and family-friendly lifestyle. The property's unique features, including the open-plan layout, garage, parking, and garden, make it an attractive choice for families looking to settle down. Don't miss the opportunity to make this property your perfect family home.

Entrance Hall

With laminate flooring, radiator, stairs off the first floor accommodation and access gained to the ground floor living.

Lounge

27'6 x 12'2 max (8.38m x 3.71m max)



Fitted carpet, coving, two radiators, wall light points, pebble gas fire with black marble hearth and a wooden fire surround, double glazed bay window to the front aspect, leading into a dining and snug area.

Dining Area and Snug

9'3 x 8'7 (2.82m x 2.62m)



Currently used as a dining area and a snug/family area, fitted with a carpet, radiator, store off, coving and glazed double doors to Kitchen with single door leading to:-

Dining Room

11'4 x 8'1 (3.45m x 2.46m)



Currently used as a play room but is most versatile to suit the majority of buyers needs. Fitted carpet, ceiling light, uPVC French doors leading to the rear garden, radiator.

Kitchen

14'0 x 11'3 (4.27m x 3.43m)



Sink unit with drainer, fitted with an extensive range of wall and base cupboards and drawers incorporating integrated dishwasher, fridge, freezer, feature wide cooker alcove with range cooker and cooker hood, ample working surfaces, wall cupboards, glazed display cabinets, concealed lighting, tile effect laminate flooring, centre work unit/breakfast island with storage units and breakfast bar, radiator and uPVC window to the rear and external door leading outside to the rear garden.

Utility

5'10 x 5 (1.78m x 1.52m)



With inset sink unit, base cupboards, working surfaces, laminate tiled effect flooring, provision for washing machine, part tiled walls and concealed wall mounted combination gas fired central heating boiler.

Cloakroom

4'11 x 3'2 (1.50m x 0.97m)

Laminate floor, radiator, wash hand basin and W.C.

First Floor Accommodation

Loft access, access gained into the bedrooms and bathroom.

Bedroom One

12'3 min x 10'3 (3.73m min x 3.12m)



Fitted carpet, radiator, built in single wardrobe,

access gained into the en-suite shower room, double glazed window to the front aspect.

En-Suite



Fitted with a modern suite with W.C, wash pedestal hand basin, laminate floor, radiator, tiled shower cubicle with shower and shower attachment, plus two built in storage cupboard, double glazed window to the front.

Bedroom Two

17'9 x 8'1 (5.41m x 2.46m)



Fitted carpet, radiator, double glazing window to the rear aspect.

Bedroom Three

17'8 x 5'8 (5.38m x 1.73m)



Fitted carpet, radiator, double glazed window to the rear aspect.

Bedroom Four

7'11 x 8'9 (2.41m x 2.67m)



Fitted carpet, radiator and double glazed window to the rear aspect.

Bathroom



A white suite with a panelled bath with shower spray, wash hand basin and W.C. part tiled walls, inset spotlights, double glazed window.

Outside



A driveway provides off road parking and leads to a garage (18' x 8') with roller front door, side door and electric supply. The front garden is laid to lawns and shrubs. Gated side access leads to the rear garden with paved patio areas, lawns, shrubs and storage shed.

Agents Notes



Freehold
All mains services connected

Location



Situated in a small cul-de-sac location on a

popular residential area. Well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from the development include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50. Located at the heart of the Staffordshire Moorlands nearby Cheadle is just a short drive away.

This picturesque market town with its many historic buildings and features offers all the amenities you would expect. The town boasts many independent shops including a traditional butcher, baker, jeweller, bespoke gift shops and craft shops. In addition there are many cafés and restaurants offering a warm welcome.

Locally, Cheadle Park is a must-visit for families with children. The park caters for all ages with an enclosed play area for under 5's and a more adventurous open site for older children including a zip wire and skate park. The large grassed playing fields are perfect for ball games and picnics. Cheadle, the gateway to the beautiful Churnet Valley with its amazing canal and river walks, is surrounded by countryside and presents fantastic opportunities for nature lovers. Hawksmoor ancient woodland is an excellent place to spot wildlife whilst the wild flowers of Gibridding Wood have attracted artists and photographers, eager to capture their beauty.

Further entertainment and shopping opportunities can be explored in Stoke-on-Trent, approximately 20 minutes drive from Cecilly Mills. From pottery to performing arts,

Stoke-on-Trent is home to world class attractions including museums, glorious gardens and the UK's only monkey forest. The World of Wedgwood is a unique visitor experience celebrating the best of British design heritage. The Trentham Estate is the perfect place for a family day out. Home to award-winning gardens, scenic lake, adventure playground and shopping village, it offers something for everyone. For evening entertainment, Stoke-on-Trent's cultural quarter comes alive with opera, west end productions and live comedians performing in the Regent Theatre and Victoria Hall. Live music is on offer at a number of venues throughout the city.

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 and all the team live locally 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.

Do You Have A House To Sell or Rent ?

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Do You Need Mortgage Advise ?

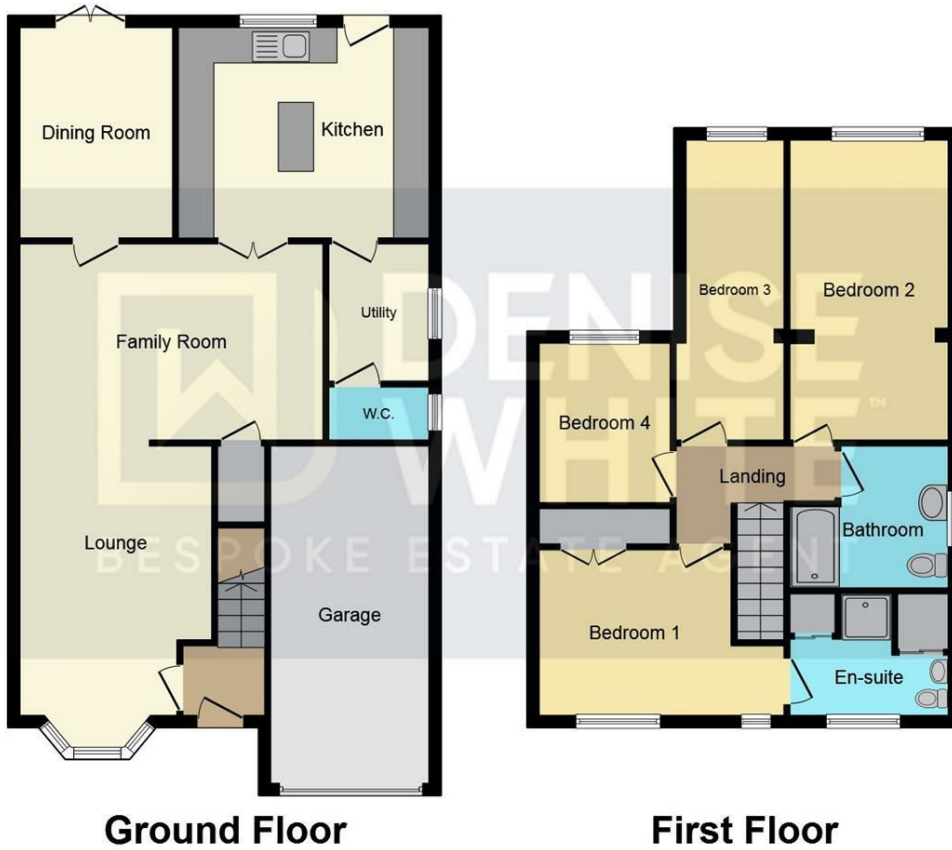
If you need a mortgage then please do get in touch, We can connect you to impartial independent financial advice to get you started.to

discuss your mortgage options and get your mortgage 'agreed in principle', which makes you a more reliable option to sellers.

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.

Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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