



Moss Cottage Moss Hill, Stockton Brook, Staffordshire, ST9 9NW

Offers in excess of £325,000

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

"Stories from 'Moss Cottage'"

Experience a life-changing retreat in this enchanting Chocolate Box Cottage, where a sense of warmth and comfort embraces you the moment you step through the front door. If you feel like life is racing by and crave a peaceful sanctuary to return to, this cosy home is your perfect escape!

#cottagelife#interiordesign#threebedrooms

Denise White Estate Agent's Comments



"Discover your dream home in the village of Stockton Brook in Staffordshire. This charming three-bedroom cottage perfectly blends character with classical design, offering a warm welcome at every turn. Enjoy spacious living with an open-plan kitchen and lounge, a stunning orangery dining room, and a cosy snug for relaxation. With three generous bedrooms and a luxurious bathroom featuring a roll-top bath, this home is a sanctuary for comfort. Step outside to your private garden which is ideal for entertaining or unwinding. Embrace village life just moments from local amenities and picturesque country walks – your idyllic cottage awaits!"

Entrance Porch

Entrance door and uPVC double glazed window to side elevation, access into the entrance hall.

Entrance Hall

7'1" x 11'3" (2.18 x 3.44)



feature wooden effect floor covering wooden panelling to dado level, coving to ceiling, down lighting, cupboard housing the combination boiler, radiator, stairs leading to the first floor accommodation, access to the ground floor accommodation.

Kitchen with Open Plan Lounge

18'11" x 11'6" (5.78 x 3.51)



Fitted kitchen area with a range of traditional wall and base units with wooden work surfaces over, glass display units, space for a range style cooler with extractor hood over, Integrated fridge freezer and dishwasher, sink unit with drainer, coving to ceiling, down lights, part tiled walls, tiled flooring, uPVC double glazed window to front elevation, breakfast bar area, door leading into utility/storage area.

Lounge Area



Feature fire surround housing a coal effect living flame gas fire, coving to ceiling, down lights, wooden effect flooring, radiator, folding doors leading to Orangery/Dining Room

Dining Area

11'6" x 10'11" (3.52 x 3.35)



Exposed stone feature to main wall, wooden effect flooring with under floor heating, wall light points, uPVC double glazed windows and doors to rear garden, ceiling lantern, access into the snug room.

Snug Room

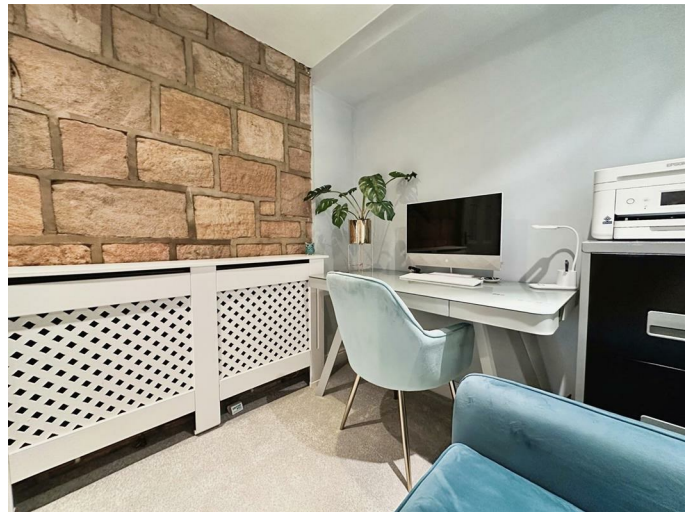
7'10" x 10'11" (2.41 x 3.35)



Double doors leading into the snug from the dining room, fitted carpet, coving to the ceiling, inset spotlighting.

Study

9'3" x 6'11" (2.82 x 2.13)



Accessed off the entrance hall, fitted carpet, exposed stone wall, radiator.

Utility Area

First Floor Accommodation



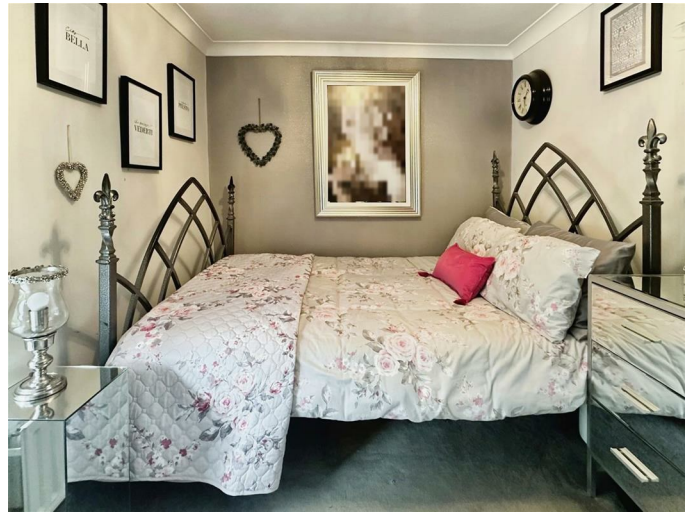
Landing



Fitted carpet, radiator. exposed feature stone wall, loft access, ceiling light and inset spotlighting, access into the bedrooms and bathroom.

Bedroom One

10'11" x 11'7" (3.33 x 3.55)



uPVC double glazed window, coving to ceiling, down lights, radiator, fitted carpet, storage cupboard.

Bedroom Two

10'11" x 7'7" (3.35m x 2.32m)



uPVC double glazed windows, radiator, fitted carpet, inset spotlighting, loft access,.

Bedroom Three

10'7" x 8'2" (3.25 x 2.50)



uPVC double glazed window and small uPVC picture window, fitted carpet, radiator, ceiling light.

Bathroom



Stunning bathroom comprising; separate shower cubicle., claw feet, roll top freestanding bath with shower mixer taps, vanity wash hand basin. Low level W.C. part tiled walls, tiled flooring, uPVC double glazed window, ceiling light.

Outside



Small area to front elevation.

Good size enclosed rear garden, with good size patio seating area, raised flower and shrub borders, enclosed with hedging and fencing, lawned area.

Location

The property's location is in a most desirable, well established residential area, within easy travelling distance to country pubs and walks creating great opportunities for recreational activities. There is easy access to local amenities, public transport and the major road network links of the A50, A500 and M6. Also located within the catchment area of the most popular Endon schools.

Agents Notes

Freehold
All Mains Services Are Connected
Council Tax Band - B Staffordshire Moorlands

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 White is the director of Denise White Bespoke Estate agents and has worked in the local area since 1999. Denise and all the team 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.

WE WON !!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Do You Need Help With 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.

Do You Need To Sell or Rent ?

Please get in touch and we can talk you through the options available to you when wanting to sell or rent a property

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



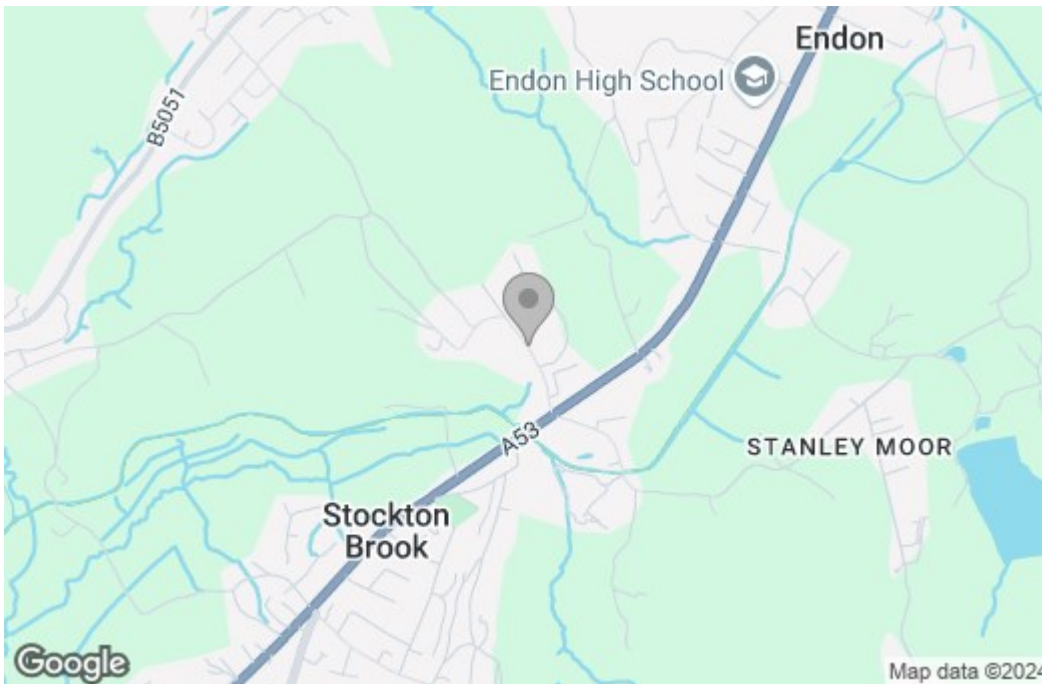
Ground Floor Floor area 62.5 sq.m. (673 sq.ft.)
First Floor Floor area 67.7 sq.m. (729 sq.ft.)

TOTAL: 130.2 sq.m. (1,402 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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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