



93 Meigh Road, Ash Bank, Werrington, ST2 9QJ

Asking price £375,000

'The most important work you will ever do will be within the walls of your own home.' – Harold B. Lee

This impressive four bedroom detached property situated in a sought after location within the village of Werrington offers impressive extended accommodation across two floors. Beautiful interiors and well designed spaces create a versatile home for families to grow.

Denise White Estate Agents Comments

Situated within the sought-after village of Werrington, this exceptional four-bedroom detached home has been thoughtfully extended and beautifully renovated throughout, offering immaculate interiors and flexible living space ideal for modern family life.

Upon entering, you're welcomed by a spacious and inviting entrance hall that sets the tone for the tasteful décor found throughout the property. The front-facing living room is generously proportioned and neutrally styled, featuring a charming gas fireplace that creates a warm and cosy ambiance. A second reception room, thoughtfully extended, offers versatile use as a snug, dining room, playroom, or home office, and benefits from French doors that open directly onto the rear garden.

At the heart of the home is the impressive open-plan kitchen diner. Bathed in natural light from French doors and a skylight, this stylish and sociable space features classic shaker-style cabinetry, luxurious quartz worktops, and ample room for dining and entertaining. A practical utility room, downstairs WC, and access to the integral garage further enhance the functionality of this impressive home.

Upstairs, the accommodation comprises four well-appointed bedrooms. The elegant principal bedroom features bespoke wall panelling, built-in wardrobes, and a contemporary en-suite shower room. Two additional double bedrooms and a fourth single bedroom—ideal as a child's room or study—are served by a sleek and modern family bathroom.

Externally, the home enjoys a generous plot with off-road parking leading to an integral garage. Gated access to the side of the property leads to a beautifully maintained rear garden. This private outdoor space includes a paved patio, lawn, raised seating area for summer evenings, and well-stocked borders, with a useful garden shed positioned at the rear.

This turnkey property offers the perfect blend of style, space, and location—ideal for those looking to move straight in and enjoy everything this outstanding home and the desirable village of Werrington have to offer.

Location

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. There is a village hall, a pharmacy, and two public houses. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

Entrance Hallway



Tiled flooring. UPVC door to the front aspect. Wall mounted radiator. Stairs to first floor accommodation. Inset spotlights.

Living Room

15'0" x 11'10" (4.59 x 3.61)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the front aspect. Gas fire. Wall lights. Coving. Ceiling light.

Snug

7'3" x 15'10" (2.23 x 4.85)



Wooden design flooring. Wall mounted radiator. Double doors to the rear aspect. Skylight. Access to understairs storage room. Coving. Ceiling light.

Kitchen Diner

10'8" x 14'7" max (3.27 x 4.47 max)



Tiled design flooring. Wall mounted radiator. Range of shaker style wall and base units with quartz work surfaces above. Integrated dishwasher. Integrated Siemens oven. Siemens hob. Drainer style Franke sink unit, with hot tap. Inset spotlights. Space for fridge freezer. UPVC double glazed windows to the rear aspect. Double doors to the rear aspect. Access to utility.

Utility

6'3" x 7'8" min (1.92 x 2.36 min)



Tiled design flooring. Wall mounted radiator. Range of wall and base units with quartz work surfaces above. Plumbing for washing machine. Drainer style sink unit. Access to outside. Access to WC. Access to garage. Obscured UPVC double glazed window to the rear aspect. Skylight. Inset spotlights.

WC

3'0" x 3'9" (0.93 x 1.16)



Wall mounted radiator. WC. Vanity style wash handbasin. Obscured UPVC double glazed window to the side aspect. Ceiling light.

First Floor Landing



Fitted carpet. Obscured UPVC double glazed window to the side aspect. Storage cupboard. Inset spotlights. Loft access.

Main Bedroom

16'9" x 10'7" max (5.13 x 3.24 max)



Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the front aspect. Access to ensuite. Skylight. Inset spotlights. Ceiling light.

En Suite

6'2" x 6'7" (1.89 x 2.02)



Tile design flooring. Heated towel rail. Pedestal styled wash handbasin. WC. Shower cubicle. Obscured UPVC double glazed window to the rear aspect. Inset spotlights.

Bedroom Two

9'1" x 10'6" (2.79 x 3.22)



Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Three

8'11" x 8'10" (2.73 x 2.70)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom Four

8'11" x 5'10" (2.73 x 1.79)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom

6'3" x 6'4" (1.91 x 1.95)



Tiled design flooring. Heated towel rail. WC. Vanity style wash handbasin. Fitted bath with shower attachment. Obscured by UPVC double glazed window to the rear aspect. Inset spotlights.

Garage

13'8" x 6'11" (4.19 x 2.12)

Wooden style flooring. Boiler access. Built in Storage unit. Electric up and over garage doors. Ceiling light.

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



"In a world where you can be anything, be kind"

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

Property To Sell?

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.

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 Require 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.

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.

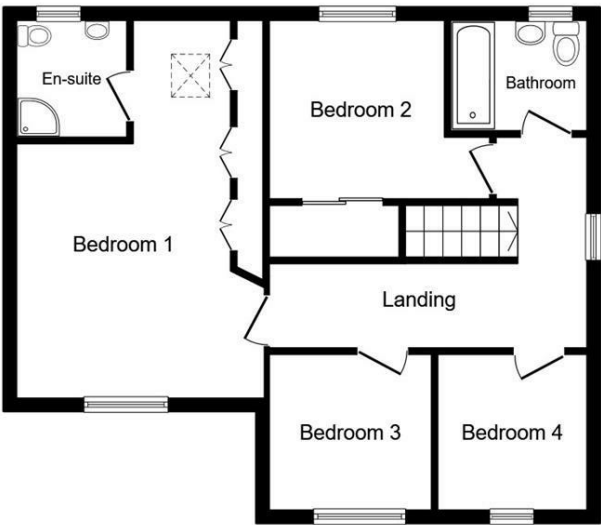
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

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.

Floor Plan



Ground Floor
Floor area 68.5 sq.m. (737 sq.ft.)



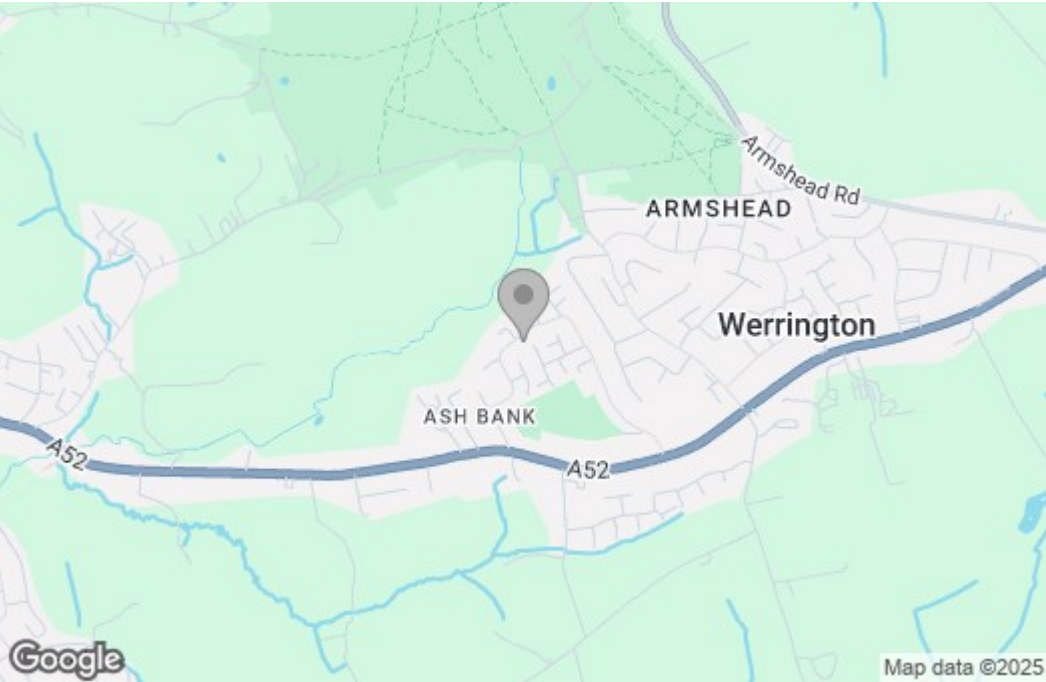
First Floor
Floor area 59.7 sq.m. (642 sq.ft.)

Total floor area: 128.2 sq.m. (1,380 sq.ft.)

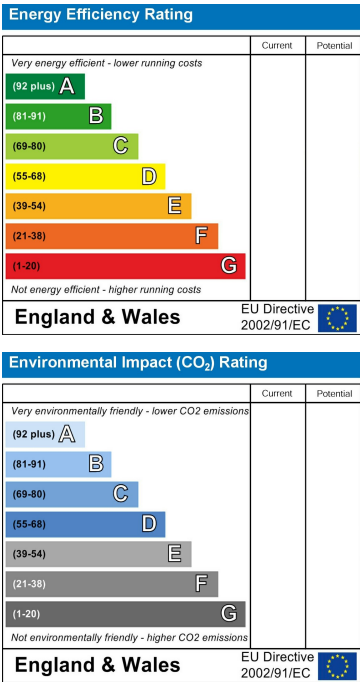
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.