



3 Hill Top Close, Brown Edge, Stoke-On-Trent, ST6 8SZ

£285,000

- Four Bed Semi-Detached Home
- Modern Kitchen With White Gloss Units
- Four Good Sized Bedrooms
- Low Maintenance Rear Garden
- Cosy And Spacious Lounge With Log Burner
- Separate Utility Room
- Master Bedroom Having En-Suite
- Separate Dining Room
- Integral Garage
- Adjacent To Open Fields At The Rear

3 Hill Top Close, Stoke-On-Trent ST6 8SZ

Well presented four-bedroom semi-detached family home situated in the sought-after semi-rural village of Brown Edge. Enjoying a peaceful setting with open field views to the rear, this delightful property combines the charm of village living with modern comforts, an ideal home for growing families.



Council Tax Band: C



Stepping inside, the entrance porch leads into a cosy yet spacious lounge, featuring a charming log burner set beneath a wooden mantle, perfect for relaxing evenings. The separate dining room offers an excellent space for entertaining, with glass sliding doors opening into the conservatory, which provides lovely views over the rear garden.

The modern kitchen is fitted with white gloss units and ample worktop space, complemented by tiled flooring. A separate utility room provides additional workspace and appliance space, with convenient access to the integral garage. The ground floor also benefits from a cloakroom/WC.

Upstairs, the home boasts four well-proportioned bedrooms, each offering bright and comfortable accommodation. The master bedroom enjoys its own en-suite shower room, while the family bathroom features a modern suite including a walk-in shower, vanity unit, and chrome towel radiator.

Externally, the property benefits from a low-maintenance laid to lawn rear garden with patio area, perfect for enjoying the scenic countryside views and peaceful surroundings. The integral garage and driveway provide also provide ample off-road parking.

Entrance Porch

6'0" x 3'9"

Having wooden front door, double glazed leaded window to front aspect, wooden door with leaded glass panels leading through lounge.

Lounge

19'3" x 11'11"

Double glazed leaded windows to front aspect, inset log burner with wooden mantle over, radiator.

Dining Room

10'0" x 9'0"

Glass sliding door through to conservatory, radiator.

Conservatory

11'3" x 9'4"

Brick construction with wooden double glazed windows throughout, wooden door with glass panel opening to rear garden, tiles to floor.

Kitchen

8'11" x 8'9"

White gloss cupboards and base units with fitted worksurface over, stainless steel sink with mixer tap over, Zanussi extractor fan hood, space for cooker, space for fridge freezer, wooden double glazed window overlooking rear aspect, tiles to floor.

Utility Room

9'1" x 8'9"

Base units with fitted worksurface over, space for washing machine and dryer, tiles to wall and floor, wooden double glazed window to rear aspect. Access through to integral garage.

Integral Garage

Ground Floor Cloaks

5'5" x 2'6"

Bedroom One

9'3" x 14'6"

Having leaded double glazed window to front aspect, double glazed wooden window to side, radiator, wooden door through to En-Suite.

En-Suite

8'10" x 5'9"

Vanity unit with fitted wash hand basin over, WC, separate shower cubicle with sliding glass door, stainless steel rainfall shower head over. wooden double glazed window with obscured glass panel to rear aspect.

Bedroom Two

12'8" x 12'1"

Double glazed leaded wooden window to front aspect, radiator.

Bedroom Three

12'8" x 9'0"

Wooden double glazed window overlooking rear aspect, radiator.

Bedroom Four

8'11" x 8'8"

Double glazed leaded window to front aspect, radiator.

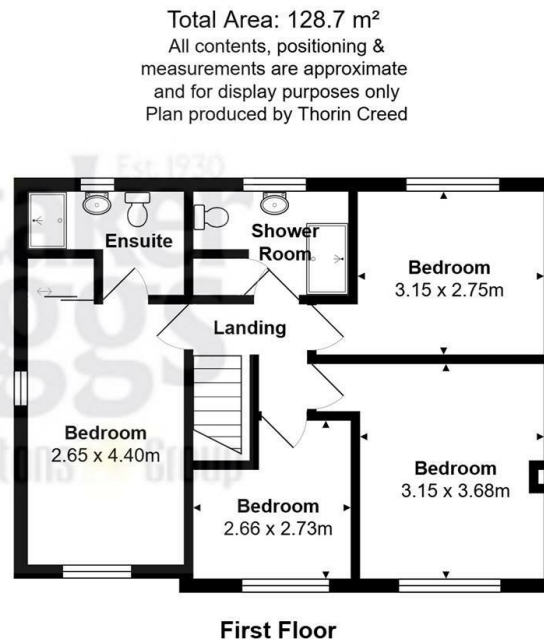
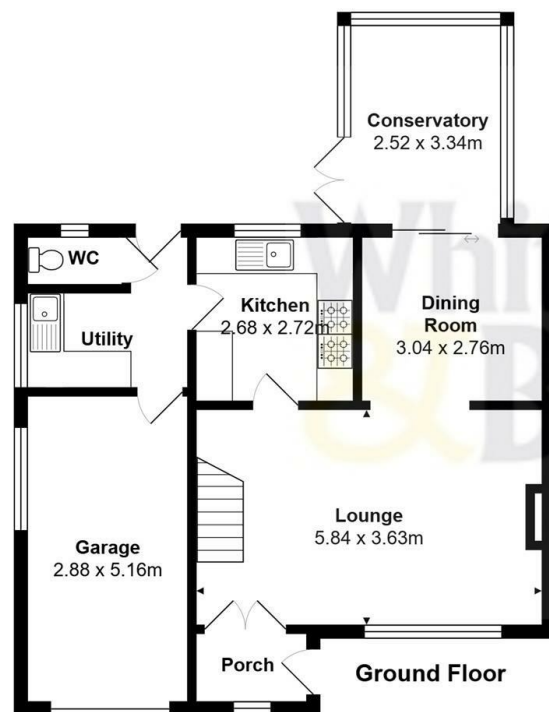
Bathroom

8'7" x 5'9"

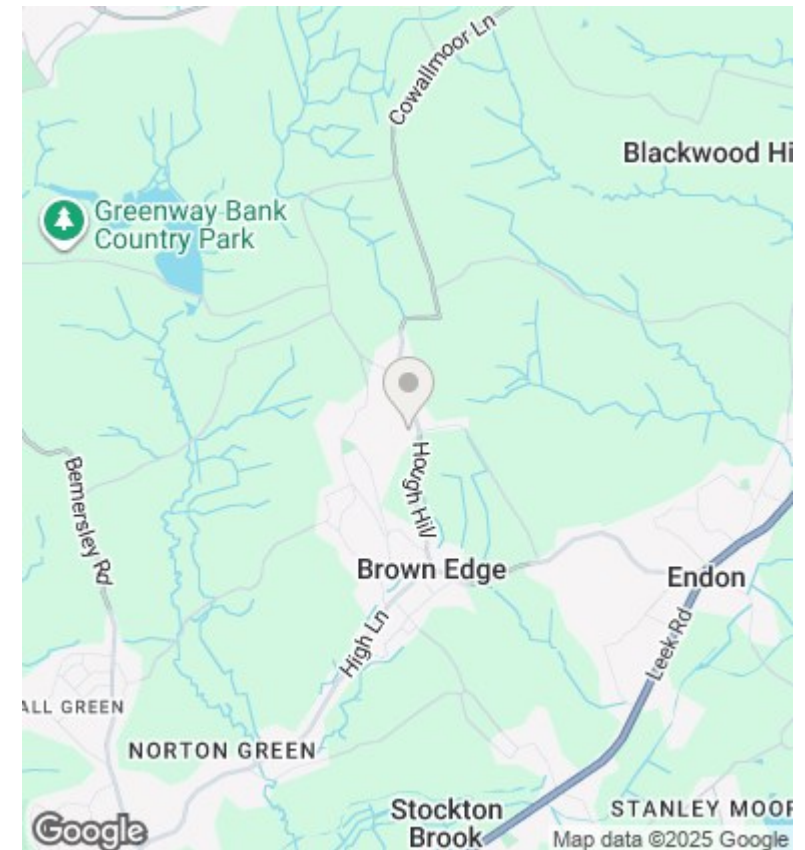
Having built-in alcove storage, stainless steel towel radiator, WC, wash hand basin with stainless steel mixer tap over, separate shower cubicle with sliding glass doors, stainless steel detachable shower head over, tiles to walls, wooden double glazed obscured window overlooking rear aspect.







Total Area: 128.7 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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		