



23 Heather Hills, Stockton Brook, Stoke-On-Trent, Staffordshire, ST9

Offers In Excess Of £695,000

- Four bedroom detached home
- Detached double garage
- Bar room and sauna
- Open plan layout
- Stunning location and views
- Dual driveways
- Study and utility
- Substantial private plot
- Bathroom and shower room
- Within the catchment for Endon schools

23 Heather Hills, Stoke-On-Trent ST9 9PS

This executive four/five-bedroom detached family home is nestled on a substantial private plot, in the stunning and sort after location of Heather Hills. Located within the Staffordshire Moorlands and within the catchment of Endon High School! The house is located on a plot which boasts a detached double garage, dual driveways and private enclosed gardens to the side/rear, whats not to like about this home!

The accommodation is spacious/versatile and the layout is located over two floors. The property has a delightful open plan layout, which flows seamlessly from the hallway to the sitting room, from the kitchen to the dining area and then living room. These impressive rooms have natural light flowing through in abundance, having three skylights and patio doors. The versatility of this home doesn't stop there, it boasts a double bedroom to the ground floor, which is serviced by a shower room, with a useful study/bedroom five and utility. Bedroom one to the first is a stunning room, having feature gable window and dressing room, which is ideal for creating an ensuite, with plumbing in situ. The three double bedrooms which are located to the first floor are serviced by the contemporary bathroom, which incorporates a focal double ended bath.



Council Tax Band: G



Ground Floor

- Size : -

Porch

5'10" x 4'6"

Composite glazed door with transom window to the side aspect, UPVC double glazed window to the frontage. - Size : - 5' 10" x 4' 6" (1.79m x 1.38m)

Entrance Hall

15'0" x 10'11"

UPVC double glazed picture window to the frontage, anthracite vertical column radiator. - Size : - 15' 0" x 10' 11" (4.56m x 3.33m)

Sitting Room

19'11" x 11'11"

UPVC double glazed window to the frontage, UPVC double glazed bay window to the side aspect, UPVC double glazed window to the rear, 2 x radiators, Norwegian Dovre multi fuel stove on a tiled hearth. - Size : - 19' 11" x 11' 11" (6.06m x 3.62m)

Lounge/Diner

23'0" x 11'8"

UPVC double glazed French doors with side light windows to the rear, 2 x UPVC double glazed windows to the rear, 3 x Keylite skylights, 2 x anthracite vertical column radiator, 2 x wood glazed internal windows. - Size : - 23' 0" x 11' 8" (7.00m x 3.56m)

Kitchen

15'0" x 11'10"

UPVC double glazed window to the frontage, units to the base and eye level, breakfast bar, ceramic hob, Bosch electric fan assisted oven, stainless steel double sink, chrome mixer tap, integral microwave, integral fridge, anthracite vertical column radiator, inset ceiling spotlights. - Size : - 15' 0" x 11' 10" (4.56m x 3.61m)

Utility Room

10'2" x 6'4" Max measurement

2 x UPVC double glazed window to the frontage, UPVC double glazed door to the side aspect, worktop, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge freezer, radiator. - Size : - 10' 2" x 6' 4" (3.10m x 1.94m) Max measurement

Hallway

19'5" x 5'9"

Stairs to the first floor, under stairs storage, 2 x internal wood glazed windows. - Size : - 19' 5" x 5' 9" (5.92m x 1.76m)

Shower Room

7'5" x 6'7"

UPVC double glazed window to the side aspect, shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, concealed cistern, low level WC, fitted storage, extractor fan, chrome ladder radiator. - Size : - 7' 5" x 6' 7" (2.26m x 2.01m)

Office / Bedroom Five

12'2" x 9'6" Max measurement

UPVC double glazed window to the side aspect, radiator. - Size : - 12' 2" x 9' 6" (3.70m x 2.90m) Max measurement

Bedroom Four

12'9" x 10'4"

3 x UPVC double glazed windows to the side aspect, radiator. - Size : - 12' 9" x 10' 4" (3.89m x 3.15m)

First Floor

- Size : -

Landing

16'4" x 5'10"

3 x UPVC double glazed windows to the side aspect, storage cupboard, radiator. - Size : - 16' 4" x 5' 10" (4.98m x 1.79m)

Bedroom One

23'0" x 14'3" Max measurement

UPVC double glazed floor to ceiling gable window to the frontage, UPVC double glazed window to the frontage, 2 x UPVC double glazed windows to the rear, 2 x radiators. - Size : - 23' 0" x 14' 3" (7.02m x 4.34m) Max measurement

Dressing Room/Space for En-suite

8'10" x 4'11"

UPVC double glazed window to the frontage, inset ceiling spotlights, has plumbing for an en-suite (no fittings currently in situ). - Size : - 8' 10" x 4' 11" (2.68m x 1.50m)

Bedroom Two

16'2" x 12'9"

2 x UPVC double glazed windows to the frontage, UPVC double glazed window to the side aspect, radiator, fitted wardrobes, loft hatch. - Size : - 16' 2" x 12' 9" (4.93m x 3.89m)

Bedroom Three

12'10" x 10'4"

3 x UPVC double glazed windows to the side aspect, radiator. - Size : - 12' 10" x 10' 4" (3.92m x 3.16m)

Bathroom

11'5" x 6'6"

UPVC double glazed window to the side aspect, wall mounted double ended bath, chrome mixer tap, shower over, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, built in storage, extractor fan, inset ceiling spotlights, chrome column radiator. - Size : - 11' 5" x 6' 6" (3.47m x 1.99m)

Loft

Boarded, pull-down-ladder, light. - Size : -

Externally

To the frontage, 2 x tarmacadam driveways, detached double garage, area laid to lawn, mature trees and shrubs, gated access to the rear.

To the side, area laid to lawn, greenhouse, timber shed, brick store.

To the rear, paved patio, area laid to lawn, hedge boundary, walled rockery, access to bar with sauna. - Size : -

Bar and Sauna

15'11" x 10'9"

UPVC double glazed French doors to the side aspect, 2 x UPVC double glazed windows to the side aspect. Wood sauna, electric sauna stove. - Size : - 15' 11" x 10' 9" (4.85m x 3.28m)

Store and Boiler Room

15'11" x 7'4"

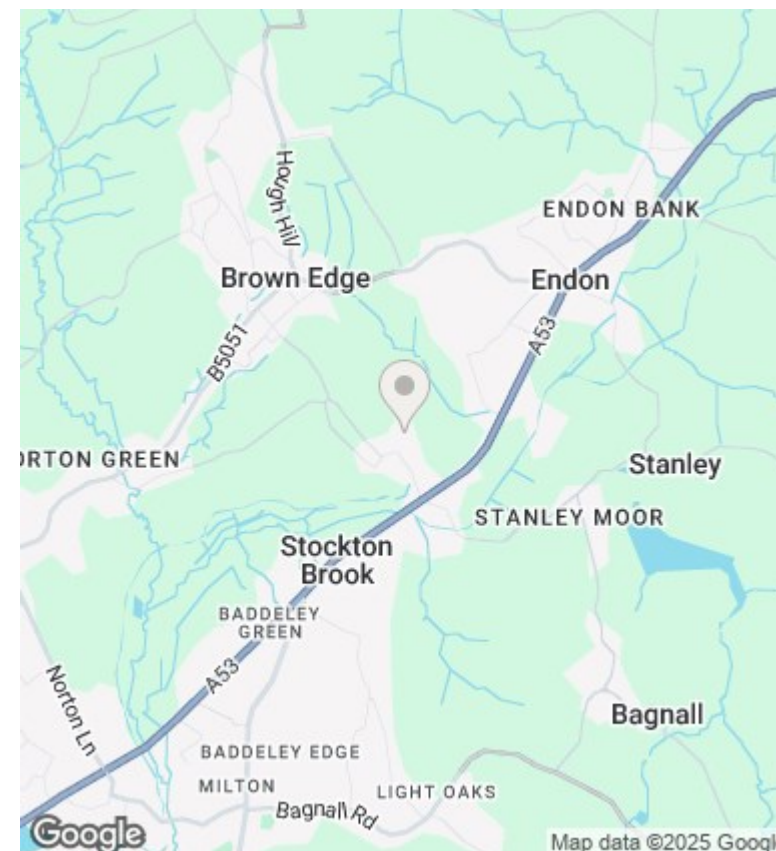
Wood door to the side aspect, wood single glazed windows to the side, housing the gas fired boiler. - Size : - 15' 11" x 7' 4" (4.86m x 2.23m)

Double Garage

Brick construction, electric roller door, power and light connected. - Size : -







Directions

From our Derby Street, Leek, offices proceed along Haywood Street, upon reaching the traffic lights continue straight ahead on to Broad Street. At the mini roundabout adjacent to Morrisons supermarket continue straight ahead on to the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon, upon entering the village of Stockton Brook at the main crossroads turn right into

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

G

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