



High View Micklea Lane, Longsdon, Stoke-On-Trent, Staffordshire,

Offers In The Region Of £695,000

- Four/five bedroom detached family home
- 0.85 of an acre plot
- Two bathroom/shower rooms
- Two/three reception rooms
- Brick constructed garage
- Utility
- 26ft open plan kitchen/living/dining room
- Timber workshop
- Stunning views

High View Micklea Lane, Stoke-On-Trent ST9 9QA

This impressive four/five-bedroom detached family home is nestled within a 0.85 acre plot and is situated in an elevated position, providing stunning views of the neighbouring countryside and having brick built garage and timber garden store. The property is finished to an excellent standard throughout and provides a versatile layout, being either four bedrooms, three reception rooms or five bedrooms, two reception rooms. The property boasts two bathroom/shower rooms, 26ft open plan living/kitchen/breakfast room, utility, garden room and sitting room having a Morso log burning stove, ideal throughout those winter months. You're welcomed into the property via the porch, with built in storage and access to the hallway. The kitchen/living/breakfast room is fitted with high gloss base and eye level units, quartz worksurfaces/breakfast bar, Franke stainless steel sink, Bosch induction hob, extractor, Bosch double oven, and Bosch integral dishwasher. The living room has a feature gas fireplace with stone surround, mantle, hearth, with patio door access to the rear. The dining room has ample room for a table and chairs and access to the garden room and hallway. The garden room has Upvc double glazed windows, access to the side, with radiator, electric fireplace, an ideal place to enjoy the views. The utility has a range of base and eye level units, stainless steel sink, plumbing and space for a washing machine, access to the rear. Located to the front of the property is a bedroom and dining/bedroom. To the rear is a sitting room with contemporary log burning stove. These rooms are serviced via a shower room with vanity sink unit, built in cistern, storage and walk in shower cubicle with chrome fitment. To the first floor the landing is a generous space and could be utilised as an office. Bedroom one has a separate dressing area, with the bedroom having fitted wardrobes.



Council Tax Band:



Entrance Porch

5'6" x 4'3"

UPVC double glazed door and windows to the front elevation, tiled floor, built in storage and cupboard.

Entrance Hall

Radiator, wood effect flooring, staircase to the first floor.

Kitchen/Living/Breakfast Room

21'8" x 26'3"

Kitchen

Range of high gloss units to the base and eye level, Franke sink with satin finish mixer tap, four ring Bosch induction hob with extractor above, Bosch integrated grill, Bosch fan assisted oven, integral fridge, integral freezer, integral Bosch dishwasher, Quartz worksurfaces, Quartz breakfast bar, UPVC double glazed window to the rear elevation, inset downlights, wood style flooring.

Living/Breakfast Room

UPVC double glazed patio door to the rear elevation, UPVC double glazed windows to the side elevation, living flame gas fire set on stone surround, hearth and mantle, wood style flooring, two radiators.

Garden Room

17'7" x 6'9"

UPVC double glazed windows to the front elevation, UPVC double glazed patio doors to the side elevation, radiator, electric fire place.

Utility Room

13'5" x 3'10"

UPVC double glazed door to the rear elevation, radiator, base and eye level units, stainless steel sink unit with drainer and chrome mixer tap, plumbing for washing machine.

Shower Room

8'9" x 6'5"

Walk in shower cubicle with chrome fitment, vanity sink unit with storage beneath, built in cistern, mirror with light, extractor fan, inset downlights, anthracite radiator, storage cupboard housing immersion heated tank.

Bedroom Three/Dining Room

13'10" x 11'10"

Radiator, Upvc double glazed window to the front elevation.

Bedroom Four

10'2" x 11'10"

UPVC double glazed window to the front and side elevation, radiator.

Bedroom Five/ Sitting Room

15'1" x 10'2"

Radiator, UPVC double glazed window to the side and rear elevation, Morso log burning stove with granite hearth.

First Floor

Landing Room

15'5" x 9'9"

Velux style window to the rear elevation, UPVC double glazed window to the front elevation, radiator, loft access, eaves storage.

Bedroom One

12'0" x 12'2"

Fitted wardrobes, drawers, radiator, bedside tables, UPVC double glazed window to the side elevation.

Dressing Room

11'11" x 6'11"

Dressing area with built in dressing table and drawers, radiator.

Bedroom Two

11'7" x 10'11"

UPVC double glazed window to the side elevation, radiator, eaves storage.

Bathroom

7'10" x 7'10"

Panelled bath with chrome mixer tap, chrome shower fitment over with shower screen, wall mounted vanity sink unit with storage, mirror with light, built in cistern, chrome heated towel radiator, fully tiled, inset downlights, extractor fan, Velux style window to the rear elevation.

Outside

To the front is tarmacadam driveway, area laid to lawn, hedged boundary, well stocked borders, steps to the front door, decked area to the side elevation, access to the Garage. To the rear is area laid to lawn, well stocked borders, walled boundary, outside water tap, courtesy lighting, stone path, stone patio, wood railings. To garden to the side is laid to lawn, well stocked borders, walled boundary, pathway, tarmacadam driveway, mature plants, trees and shrubs and greenhouse.

Garage

18'8" x 12'1"

Brick constructed with pitch tiled roof, electric up and over door, Upvc double glazed windows, loft storage, light and power connected.

Garage/Workshop

12'10" x 16'1"

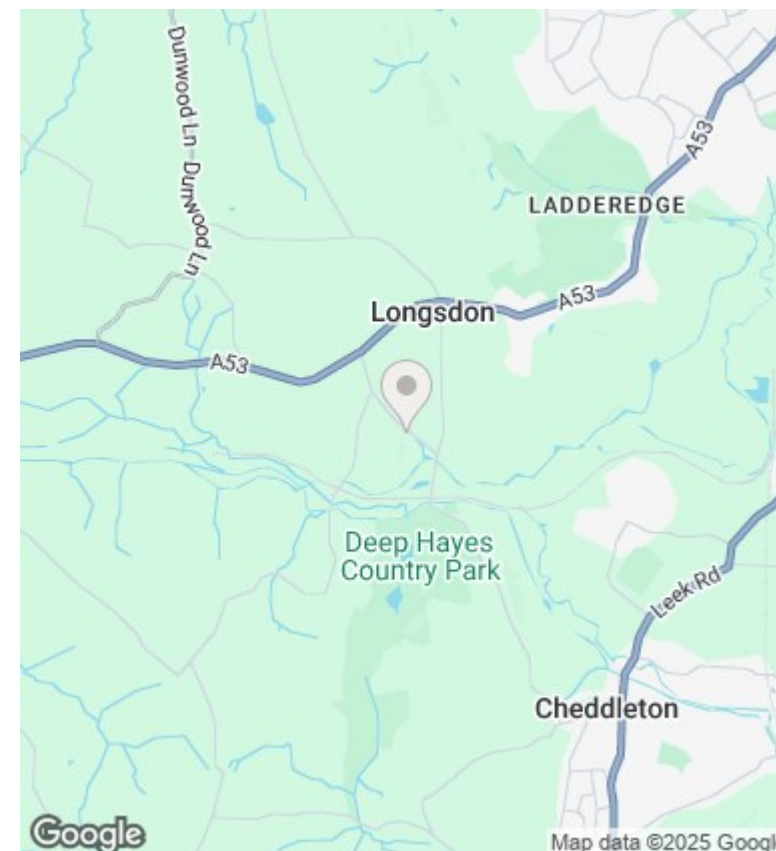
Timber constructed, up and over door, window to the side elevation, door to the side elevation, power and light connected.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street, Leek, offices proceed along Haywood Street, follow this road for a short distance proceeding straight ahead at the traffic lights into Broad Street and at the mini roundabout proceed straight ahead on to the A53 Newcastle Road. Follow this road proceeding up the bank locally known as Ladderedge and as you enter the village of Longsdon, the road begins to descend take the second left into Denford Road.

Viewings

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

Council Tax Band

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		
	72	81
EU Directive 2002/91/EC		
England & Wales		