



Heather Edge Edgefields Lane, Stockton Brook, Stoke-On-Trent, Offers Over £625,000

- Prestigious five bedroom detached residence
- Country dwelling set in an elevated and commanding setting
- Panoramic views to the surrounding countryside
- Nestled on 0.60 of an acre
- Located in the ever popular residential village of Stockton Brook
- Impressive 34ft L-shaped kitchen / dining room / family room
- Principle bedroom offers a dressing room and Jack & Jill shower ensuite
- Well placed for access to neighbouring villages, towns and cities
- A viewing comes highly recommended

Heather Edge Edgefields Lane, Stoke-On-Trent ST9 9NS

Whittaker & Biggs are delighted to present Heather Edge, a prestigious five bedroom detached residence. A rare opportunity to acquire this modern country dwelling set in an elevated and commanding setting with panoramic views to the surrounding countryside.

Nestled on 0.60 of an acre, the property is located in the ever popular residential village of Stockton Brook, being well placed for access to neighbouring villages, towns and cities.

An impressive 34ft L-shaped kitchen / dining room / family room consists of bi folding doors to the side elevation creating desirable indoor / outdoor living. The kitchen area has granite work surfaces and an Aga range cooker.

Three well proportioned bedrooms are located to the ground floor with the principle bedroom being of particular note having a dressing room and Jack & Jill shower ensuite off. A family bathroom offers a free standing bath with rainfall shower head over.

To the first floor are two further bedrooms both with storage in the eaves and a bathroom.

Externally the property is approached via a sweeping tarmacadam driveway leading to the side of the property providing ample off road parking for several vehicles. To the frontage, the garden is mainly laid to lawn with raised beds, mature flowers and shrubs. To the rear is a stone flagged patio positioned to take advantage of the landscaped and shrubbery.

Call Whittaker & Biggs on 01538 372006 to book your viewing today.



Council Tax Band: F



Porch

UPVC double glazed door and window to the front elevation.

Hallway

UPVC double glazed window to the rear elevation, radiator, staircase to the first floor, storage cupboard.

Kitchen / Dining Room / Family Room

17'11" x 33'11"

UPVC double glazed window to the front elevation, Bi-folding door to the side elevation, two UPVC double glazed windows and door to the rear elevation, two radiators, units to the base and eye level, breakfast bar, granite work surface, double Belfast sink, mixer tap, Aga Range Cooker, integral dishwasher, plumbing for a washing machine, built in storage cupboard.

Sitting Room

13'9" x 17'11"

UPVC double glazed window to the front and side elevations, radiator, wall length radiator, multi fuel stove, tiled hearth and surround, cornicing.

Bedroom One

11'9" x 13'11"

UPVC double glazed widow to the front elevation, radiator.

Dressing Room

8'11" x 7'8"

UPVC double glazed widow to the front elevation, wall length radiator.

Jack & Jill Ensuite

UPVC double glazed window to the rear elevation, chrome ladder radiator, double shower enclosure, low level WC, pedestal wash hand basin.

Bedroom Two

10'11" x 10'4"

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

Bedroom Three

6'11" x 7'9"

UPVC double glazed window to the front elevation, radiator.

Bathroom One

UPVC double glazed widow to the rear elevation, wall length radiator, free standing bath with rainfall shower over, low level WC, vanity wash hand basin.

First Floor

- Size : -

Landing

Storage cupboard.

Bedroom Five

11'4" x 12'3"

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

Bedroom Four

11'3" x 15'11"

UPVC double glazed window to the front elevation, radiator, built in storage.

Bathroom Two

UPVC double glazed window to the front elevation, chrome ladder radiator, bath, low level WC, wall mounted sink.

Garage

18'5" x 9'2"

Insulated up and over door to the front elevation, UPVC double glazed door to the rear elevation, UPVC double glazed window to the side elevation, wall mounted Baxi combi boiler.

Externally

To the front, tarmacadam driveway, area laid to lawn, mature plants and shrubs, walled and hedged boundaries.

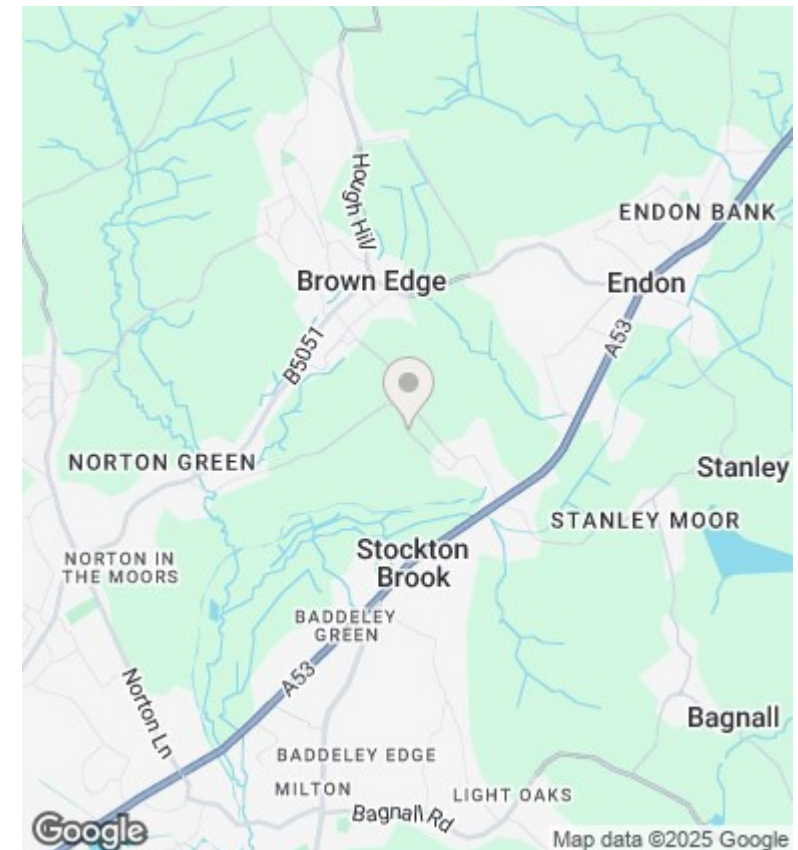
To the rear, two external water taps, stone flagged patio, shrubbery.







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.
Made with Metropix ©2022



Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison supermarket, continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town through the villages of Longsdon and Endon and into Stockton Brook. At the main crossroads turn right into Moss Hill follow the road up the hill baring left into

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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		