



Willfield Lane, Stoke-On-Trent, ST6 8SN.
Offers in Excess of £425,000

Whittaker ^{Est. 1930}
& Biggs

Willfield Lane, Brown Edge

Stoke-On-Trent, ST6 8SN.

This four-bedroom detached family home is nestled within an impressive plot, with excellent gardens to the front/rear, driveway providing parking for a number of vehicles, including a camper/caravan. Impressive rural views can be enjoyed to the rear, with elevated views of the city from the front. The property boasts a versatile layout, having two reception rooms, double integral garage, well equipped kitchen, utility, bedroom/study to the ground floor, three bedrooms and bathroom to the first floor.

You're welcomed into the property via the entrance porch, with useful cloakroom and storage cupboard off. A 29ft hallway/dining area provides ample room for a large dining table and chairs with access to the garden. The 19ft living room is located to the rear, has a vaulted ceiling and provides excellent views of the fields to the rear. To the front of the property is bedroom four/study, this versatile space is ideal for various uses. The L-shaped kitchen has a good range of fitted units, electric grill/oven, electric hob and space for a free-standing dishwasher. The utility is located off, has a range of fitted base units,, sink, plumbing and space for a washing machine and access to the rear hallway. Located off the rear hallway is a storage room which house the gas fired boiler. The integral garage is also accessed from here, has an up and over door, power and light connected.

To the first floor is a large landing area providing access to the three bedrooms and bathroom. Bedroom one has a range of fitted bedroom furniture and the bathroom has a corner jacuzzi style bath, shower enclosure with body jets, low level WC and pedestal wash hand basin.

Externally to the frontage is a block paved driveway, gated access to the side, area laid to lawn with well stocked borders. The rear garden is laid to lawn, block paved patio with a shelter.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes desirable location, views and potential.

Situation

Brown Edge is a thriving village in the Staffordshire Moorlands with a church, village hall, school, shop and two pub/restaurants. It offers easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network and West Coast Mainline. The property also sits within the catchment of the highly regarded Endon High School.



Entrance Hallway

Wood glazed door and windows to the front elevation, radiator, storage cupboard.

Cloakroom

Vanity sink unit with storage beneath, low level WC, radiator, Upvc double glazed window to the side elevation.

Hallway/Dining Room 29' 10" x 9' 7" (9.09m x 2.91m)

max measurements

Upvc double glazed patio doors to the rear, two radiators, metal staircase to the first floor, cornicing, glazed double doors into the living room.

Living Room 19' 3" x 13' 8" (5.87m x 4.16m)

Upvc double glazed patio doors to the side, wood picture window to the rear, Upvc double glazed window to the rear, radiator, living flame gas fire on a marble style hearth and mantle, vaulted ceiling.

Bedroom Four/Study 12' 0" x 11' 7" (3.65m x 3.52m)

max measurements

Radiator, Upvc double glazed window to the front elevation, electric fire.

Kitchen 15' 1" x 13' 0" (4.60m x 3.97m) max measurements

Range of fitted units to the base and eye level, electric grill/oven, electric hob, extractor, space for a free standing dishwasher, two radiators, composite sink with mixer tap.

Utility 7' 9" x 6' 1" (2.37m x 1.85m)

Stainless steel sink with drainer, space for washing machine, tiled splash backs, Upvc double glazed window to the rear, radiator.

Rear Hallway 8' 2" x 5' 10" (2.50m x 1.79m)

Steps to lower level, Upvc double glazed door to rear, access to store and integral double garage.

Storage Room 11' 0" x 8' 4" (3.35m x 2.53m)

Gas fired boiler.

Integral Double Garage 17' 9" x 17' 2" (5.41m x 5.24m)

Electric up and over door, window to side, pit, power, light, loft space, two radiators.

First Floor

Landing

Radiator, feature wood window to side, Upvc double glazed window to the rear.

Bedroom One 15' 9" x 11' 9" (4.80m x 3.58m)

Upvc double glazed window to the rear/side, radiator, eaves storage, fitted wardrobes.

Bedroom Two 13' 4" x 9' 3" (4.07m x 2.81m) max measurements

Upvc double glazed window to the front, radiator.

Bedroom Three 12' 0" x 7' 9" (3.65m x 2.37m)

Upvc double glazed window to the side, radiator, eaves storage, built in wardrobe.

Bathroom 13' 4" x 6' 3" (4.07m x 1.91m)

Corner jacuzzi style bath, low level WC, pedestal wash hand basin, walk in shower with body jets, heated ladder radiator, Upvc double glazed window to the front, inset downlights, loft access.

Externally

To the frontage, block paved driveway, lawn, gated access to the side. To the rear, block paved patio, lawn, shelter



Note:
Council Tax Band: F

EPC Rating: D

Tenure: believed to be Freehold

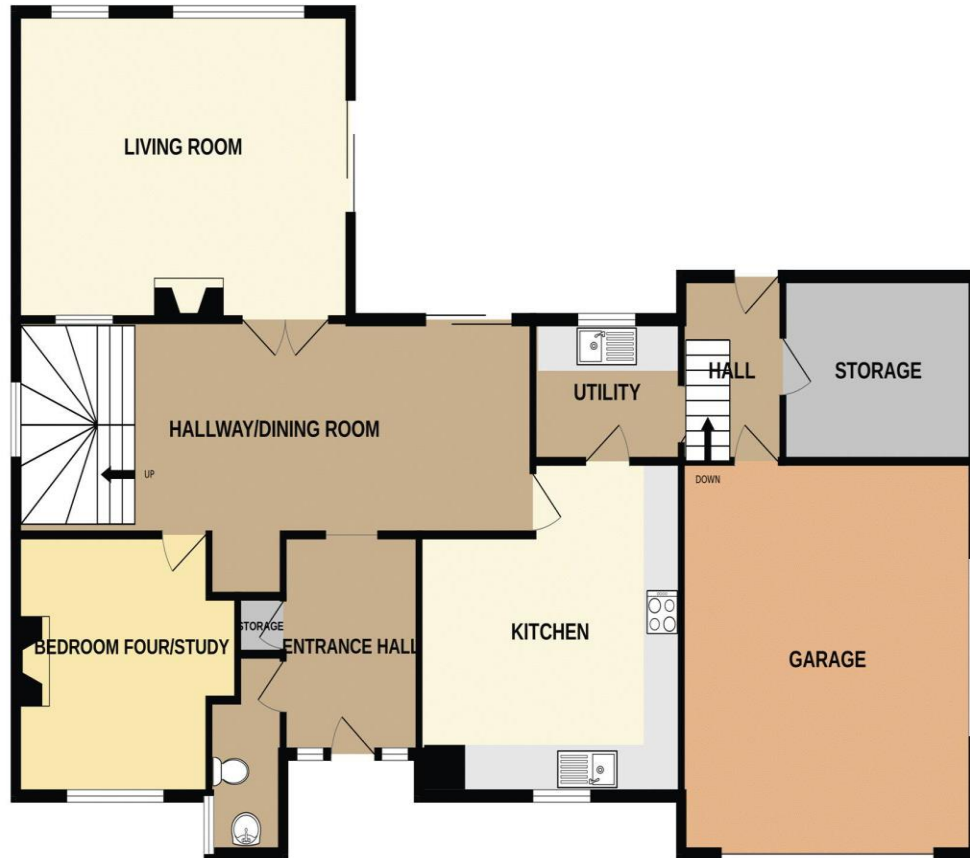






GROUND FLOOR

1ST FLOOR



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 office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street follow this road and at the mini roundabout continue straight ahead into Newcastle Road continue along this road out of the town and through the village of Longsdon and upon entering the village of Endon take the third turning right just after passing The Plough Inn public house signposted Clay Lake follow this road into the village of Brown Edge. After passing the Post Office on the left hand side, take the first left turning into Willfield Lane. Follow this road and the property is located on the left hand side identifiable by a Whittaker and Biggs for sale board.

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