



Coltslow Farm, Stanley Moss Lane, Stockton Brook, Staffordshire, ST9 9LH.  
Asking Price £655,000

Whittaker  
& Biggs Est. 1930

# Coltslow Cottage, Stanley Moss Lane, Stockton Brook, Staffordshire, ST9 9LH.

This new build executive five-bedroom detached family home once completed will be finished to a high specification throughout and is nestled within an exclusive development, known as Coltslow Farm Development, featuring nine detached homes. Situated within a semi-rural location and within the catchment of Endon High School, this is ideal for families and people who are looking for a quiet but convenient location. The buyer will be able to select from a choice of finishes, to personalise the property to their desired tastes.

The property boasts quality fixtures and fittings throughout, having high specification appliances, underfloor heating to the ground floor, alarm, quartz worksurfaces, vaneered oak internal doors, oak staircase with glass balustrade, electric garage door, solar panels, USB sockets and much more! An impressive plot, with gated access to the front, garden and to the rear a further sizeable garden mainly laid to lawn, with block paved driveway, gated access and detached garage.

You're welcomed into the property via the entrance hallway and through a composite door. The hallway has useful WC off. Located to the front is a study/playroom and to the other side a 17ft living room, with aluminium bi-fold doors and feature fireplace. The living kitchen has a range of units fitted to the base and eye level, breakfast island, quartz worksurfaces/upstands, integrated induction hob, extractor, integrated oven, combination oven/microwave, integral fridge/freezer, stainless steel sink with mixer tap, aluminium bi-fold doors and access to the utility. The utility has matching base units, stainless steel sink, plumbing and space for a washing machine, dryer, quartz worksurfaces, gas fired boiler, composite door to the side, cupboard housing the alarm and underfloor heating system.

To the first floor the landing has two storage cupboards and provides access to the five bedrooms and a bathroom. Bedroom one and two both have an ensuite shower room and bedroom one will also include fitted wardrobes. The ensuite rooms have a walk-in shower enclosure, chrome fitment, WC, sink with quartz work surface and cupboards beneath. The bathroom incorporates both a corner shower cubicle, panel bath and WC, sink and quartz surface.

Externally to the frontage is a stone walled boundary, gated access, lawn area, path and gated access to the rear garden. The rear garden is mainly laid to lawn, courtesy lighting, power point, tap, blocked paved driveway with gated access. The brick constructed garage incorporates power, light and up and over electric door.

NOTE: Private Road Maintenance The roadway (Coltslow Farm) will be finished in tarmac and remain a private road. Once the road has been physically completed, the ownership of the road will be transferred from Humphries Builders Ltd to Coltslow Farm Road Management Company Ltd. The owners of the properties on the development will hold a share of that management company.

Services: Mains water, mains drains, gas, electricity Internet: full fibre network connection.

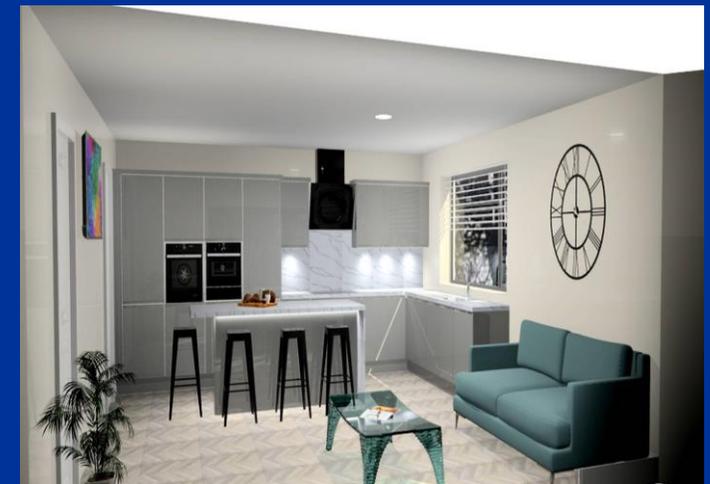
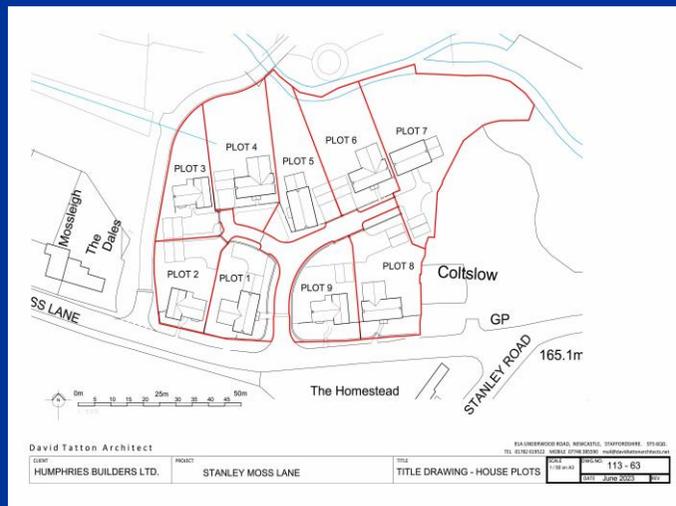
Warranty: Humphries Builders Ltd home carries the full 10-year NHBC Warranty.

Site: The first phase of construction comprises of plots 5, 6, 7, 8 and 9. Please refer to the site plan within this listing and enquire for further details regarding alternative plots and prices.

Choice of finishes: depending on the stage of construction at the point of reservation, the buyers will have the following choices from the Developers' samples:

- Glazed floor tiles or LVT to the hallway, kitchen, utility, WC, bathroom and ensuites
- Colour of carpet to remaining rooms
- Kitchen / utility units and quartz work surfaces
- Bathroom units and quartz work surfaces
- Sliding robes to bedroom one
- Wall tiles to bathroom and ensuites

Reservation Fee: Any prospective purchaser will be required to pay the developer a £750 none refundable deposit to reserve a plot.



## ACCOMMODATION

### Entrance Hallway

Composite double-glazed door and window to the front elevation, underfloor heating, storage cupboard off, oak staircase with glass balustrade to the first floor, cloakroom off.

### WC

Built in WC with push flush, corner sink with chrome mixer tap, tiled splashbacks, underfloor heating.

### Study / Playroom 14' 5" x 11' 4" (4.39m x 3.45m)

UPVC double glazed sash window to the front elevation, underfloor heating, carpet.

### Living Room 17' 8" x 15' 9" (5.39m x 4.79m)

UPVC double glazed sash bay window to the front elevation, underfloor heating, aluminium bi-fold doors to the rear elevation, feature fireplace set on a stone hearth, wall lights, carpet.

### Living Kitchen 19' 2" x 17' 2" (5.85m x 5.23m)

Range of fitted units to the base and eye level, breakfast island, quartz worksurfaces and upstands, quartz splashback to hob, integral combination oven/grill, fan assisted oven, integral fridge, integral freezer, integral dishwasher, induction hob with extractor fan, aluminium double glazed bi-fold doors to the side elevation, underfloor heating, inset down lights, UPVC double glazed window to the rear elevation, stainless steel 1 ½ undermount sink, drainer grooves, mixer tap.

### Utility Room 10' 11" x 5' 10" (3.32m x 1.78m) max measurements

Underfloor heating, matching base units, plumbing and space for washing machine and dryer, stainless steel sink with mixer tap, composite double-glazed door to the rear elevation, gas fired central heating boiler, quartz worksurfaces and upstands, cupboard housing: underfloor heating system and alarm system.

## First Floor

### Landing

Loft access, inset down lights, radiator, storage cupboard housing pressurised water system, storage cupboard off with fixed shelving, carpet.

### Bedroom One 14' 5" x 12' 9" (4.39m x 3.88m)

Radiator, double glazed sash windows to the front elevation, inset down lights, ensuite off, fitted wardrobes, carpet.

### Ensuite 7' 9" x 4' 8" (2.35m x 1.41m)

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, WC, built in cistern, vanity sink unit with chrome mixer tap, quartz worksurfaces, storage beneath, UPVC double glazed window to the side elevation, partly tiled, inset downlights.

### Bedroom Two 12' 11" x 11' 0" (3.93m x 3.35m)

UPVC double glazed window to the rear elevation, radiator, carpet.

### Ensuite 7' 6" x 4' 0" (2.28m x 1.21m)

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, WC, built in cistern, vanity sink unit with chrome mixer tap, quartz worksurfaces, storage beneath, UPVC double glazed window to the side elevation, partly tiled, inset downlights.

### Bedroom Three 11' 7" x 11' 2" (3.54m x 3.41m) max measurements

UPVC double glazed sash window to the front elevation, radiator, carpet.

### Bedroom Four 11' 8" x 11' 3" (3.55m x 3.42m) max measurements

UPVC double glazed sash window to the front elevation, radiator, carpet.

### Bedroom Five 12' 10" x 7' 10" (3.92m x 2.39m)

Upvc double glazed window to the side elevation, radiator, carpet.

### Bathroom 7' 7" x 7' 7" (2.32m x 2.30m)

Panel bath, chrome mixer tap, built in toilet, vanity sink unit with mixer tap, storage beneath, quartz worksurfaces, corner shower with chrome fitment, chrome heated ladder radiator, partly tiled, inset downlights, UPVC double glazed window to the rear elevation.

### Externally

To the front: dry stone wall, gated access, area laid to lawn, block paved path through to the side of the property with fenced gated entry to the rear of the property. To the rear: area laid to lawn, courtesy lighting, power point, fencing, stone walled boundary, block paved driveway, well stocked borders.

### Garage 17' 9" x 18' 2" (5.41m x 5.53m)

Double garage, electric up and over door, power and light connected, courtesy lighting outside.

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 Offices proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn Public House on the right hand side take the next turning left into Station Road. Follow this road which then becomes Post Lane and continue up the hill into the village of Stanley. Take the first turning right into Stanley Road, then take the first turning right into Stanley Moss Lane and the development is located on the right hand side identifiable by a Whittaker & Biggs For Sale Board.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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