



The Village, Stoke-On-Trent, ST9 9JW  
OIRO £625,000

Whittaker Est. 1930  
& Biggs

## The Village, Stoke-On-Trent, ST9 9JW

A rare and exciting opportunity to purchase 'Motivation', a four bedroom detached family home, nestled on a private plot, having spectacular open views to the front/rear and accessed via a private road, servicing only four properties. This stunning home has an impressive driveway to both the front/side, with ample parking for a number of vehicles and ideal for those wishing to store a caravan, motorhome or boat. Generous gardens are located to front/side/rear, with the front mainly laid to lawn, having a stone wall and hedged boundary and gated access to the side garden. The side garden is a sun trap and extremely private, with its block paved patio, lawn, an ideal barbecue area during those summer months. The rear garden certainly has the Wow factor, the views are spectacular, open fields beyond and with a sizeable lawn, patio, decking area and well stocked borders, this is an exceptional garden. A double garage has an electric up and over door, power, light and a fixed staircase to a loft/office room. Further development is possible within the loft space to the main house and garage, with the ability to create further bedrooms, (subject to planning and building regulation approval). You're welcomed into Motivation via an entrance hallway, with a recently refurbished cloakroom. The cloakroom incorporates a built in storage unit, bowl sink with mixer tap, WC and anthracite radiator. A well equipped kitchen/diner has a good range of fitted units to the base and eye level, integrated dishwasher, electric hob, oven, grill, extractor, serving hatch, ample room for a dining table/chairs and excellent views to the rear. Located off the kitchen/diner is the rear hallway, providing access to the rear garden, integrated double garage and utility room. The utility room houses the oil fired boiler, has room for a wash and dryer, incorporates base units and a sink. The 18ft living/dining room is a light and airy space, having windows to the front and sides. A further reception room is currently utilised as a sitting room and provides access to the side garden through a patio door. To the first floor is a galleried landing, four generous bedrooms, with bedroom one having fitted wardrobes and ensuite wet room. This high specification ensuite is tiled in travertine, has built in WC, walk in shower with chrome fitment and a wall mounted sink unit. The family bathroom has both a corner bath, shower enclosure, low level WC and pedestal wash hand basin. Motivation is warmed by an oil fired central heating boiler and is located on mains drains. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the location, views, further potential and much more.



### Entrance Hallway

Wood glazed door and UPVC double glazed window to the front elevation, staircase to the first floor, radiator with TRV.

### Cloakroom

UPVC double glazed window to the front elevation, anthracite radiator with TRV, lower level WC, built in unit with bowl sink, mixer tap, built in storage, electric mirror, splash backs.

### Kitchen/Diner 9' 9" x 16' 5" (2.96m x 5m)

Two UPVC double glazed windows to the rear elevation, radiator with TRV, range of fitted units to the base and eye level, work surface, one and a half sink with mixer tap, serving hatch, tiled splash backs, electric cooker, four ring hob, grill and oven, extractor fan, space for a fridge/ freezer, Hotpoint integral dishwasher, inset down lighting, space for a dining table with chairs, Karndean flooring.

### Rear Hallway

Composite door to the rear elevation.

### Utility Room 4' 6" x 7' 5" (1.36m x 2.27m)

UPVC double glazed window to the rear elevation, units to the base, oil fired boiler, space for a washer & dryer, stainless steel bowl sink, mixer tap.

### Integral Double Garage 18' 9" x 10' 10" (5.72m x 3.30m)

Electric up and over door, UPVC double glazed window to the side and rear elevation, power and light connected, base units with worksurface space, pedestrian door to the side elevation, staircase leading to the:

### Loft Room 6' 8" x 15' 8" (2.04m x 4.78m)

Velux style window, eaves storage, light and power connected.

### Living Room 14' 0" x 18' 7" (4.26m x 5.67m)

UPVC double glazed bay window to the front and side elevation, UPVC double glazed window to the side elevation, radiator with TRV, external chimney.

### Sitting Room 16' 7" x 10' 8" (5.06m x 3.24m)

UPVC double glazed window to the rear elevation, UPVC double glazed door and window to the side elevation, radiator with TRV, built in units.

### First Floor

#### Landing

UPVC double glazed window to the side elevation, built on cupboard housing immersion heated tank.

#### Bedroom One 18' 9" x 10' 10" (5.72m x 3.30m)

UPVC double glazed window to the front and rear elevation, radiator with TRV, fitted wardrobes.

#### Ensuite Wet Room 4' 3" x 7' 5" (1.30m x 2.27m)

UPVC double glazed window to the rear elevation, wall mounted radiator with TRV, travertine tiles, built in cistern, wall mounted sink, chrome mixer tap, walk in shower with chrome mixer tap.

#### Bedroom Two 10' 10" x 10' 11" (3.30m x 3.32m)

UPVC double glazed window to the front and side elevation, radiator with TRV, built in wardrobes.

#### Bedroom Three 9' 10" x 9' 9" (2.99m x 2.96m)

UPVC double glazed window to the rear elevation, radiator with TRV.

#### Bedroom Four 10' 10" x 7' 6" (3.30m x 2.28m)

UPVC double glazed window to the front elevation, radiator with TRV.

#### Loft Room 13' 11" x 8' 4" (4.24m x 2.54m)

Access via loft ladders, Velux style window, storage in the eaves, power and light connected.



### Externally

To the front, tarmacadam driveway, areas laid to lawn, stone walled boundaries, hedged boundaries, gated access, raised flower beds, patio area, curtesy lighting and PIR light. To the sides, paved driveway, external double power point, oil tank. Block paved patio, lawn, walled and fenced boundary, gated access, timber shed with power and light, PIR lights. To the rear, area laid to lawn, block paving, decked area, fenced boundaries raised flower beds, mature trees, plants and shrubs, PIR light, shed with power and light, fenced boundary.

### Note:

Council Tax Band: F

EPC Rating: D

Tenure: believed to be Freehold

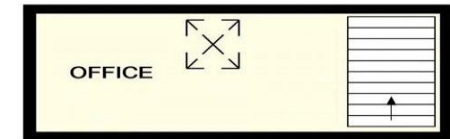
### Situation

Bagnall is a tranquil semi rural village set within the heart of the Staffordshire Moorlands and close to the Peak National Park, with great commuting links to the historic market town of Leek, over the border into the Cheshire towns of Congleton, Macclesfield, The Potteries and the Motorway Network. Stoke Railway Station can be reached within approximately 15 minutes by car and only approximately 1 hour 30 minutes to commute to London Euston via rail and approximately less than 1 hour to either Birmingham or Manchester. The village provides access to various country walks along with popular public houses which include, The Stafford Arms, The Rose and Crown, Ego and The Travellers Rest. The property is within close proximity to the ever popular Endon High School, St Lukes Primary and Endon Hall Primary.

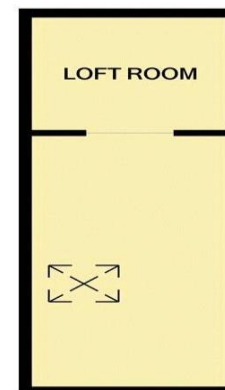
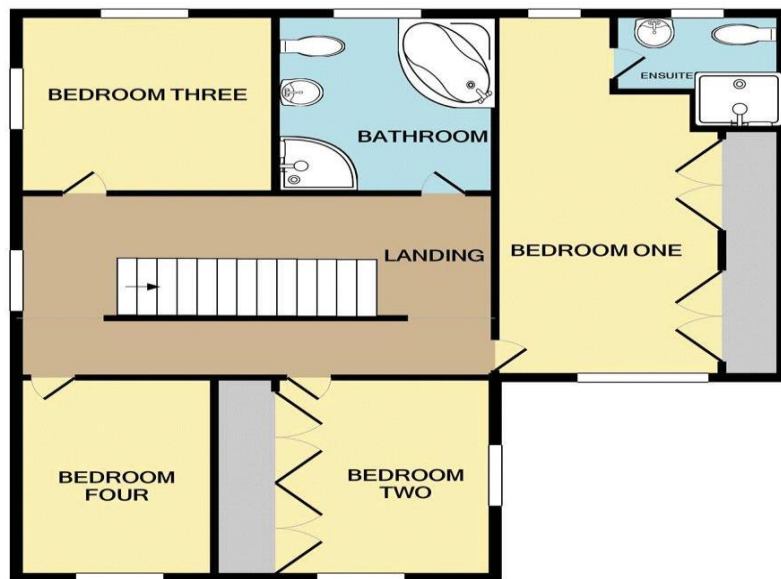








GROUND FLOOR  
APPROX. FLOOR  
AREA 1115 SQ.FT.  
(103.6 SQ.M.)



LOFT ROOM  
APPROX. FLOOR  
AREA 161 SQ.FT.  
(15.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 872 SQ.FT.  
(81.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2148 SQ.FT. (199.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



## 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 and continue along taking the second turning left into Clewlovs Bank. Continue past Bagnall Village Hall and just after on the right hand side is a private road 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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