



Edgefields Lane, Stockton Brook, ST9 9NS.

£350,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



# Edgefields Lane, Stockton Brook, ST9 9NS.

This beautifully presented three bedroom semi detached property sits in an elevated position within a picturesque area and benefits from stunning views to the frontage, parking for multiple vehicles and a garage.

The sitting and dining room are of similar proportions, with the sitting room being a great room to admire the far reaching views. The dining room can quite easily accommodate a family sized dining table and chairs.

Within the kitchen there is a good range of units fitted to the base and eye level, housing for an American fridge freezer, a breakfast bar and integral appliances that include an Indesit double oven and gas hob, Hotpoint slimline dishwasher and extractor fan.

A useful cloakroom is located within the ground floor, this contemporary room has been fitted with a WC and wash hand basin.

To the first floor is a spacious landing with two windows to the side aspect and stairs to the loft space.

The three bedrooms are of generous proportions, with bedroom one having views over the stunning landscape.

A contemporary white suite is incorporated within the bathroom with a separate shower enclosure, pedestal wash hand basin, WC, panel bath and chrome fittings throughout.

Externally is a generous off street parking provision and a garage with up and over door.

To the frontage is a decked area, perfect for sitting and taking in the views. The rear garden is mainly laid to lawn and features a stunning rock face!

A viewing is highly recommended to appreciate this home's location, beautiful presentation and exquisite views.





## Ground Floor

### Hallway 9' 4" x 4' 2" (2.84m x 1.27m)

UPVC double glazed door to the frontage, 2 x UPVC double glazed side light windows to the frontage, stairs to the first, WC, radiator, inset ceiling spotlights.

### WC 4' 5" x 2' 8" (1.35m x 0.81m)

Low level WC, wash hand basin, inset ceiling spotlights, part tiled, extractor fan.

### Kitchen/Breakfast Room 23' 9" x 9' 4" (7.23m x 2.84m)

Max measurement

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect with side light window, range of units to the base and eye level, wood effect worktop, composite double sink, chrome mixer tap, integral Indesit gas hob, Hotpoint extractor fan, Indesit double oven, integral Hotpoint slimline dishwasher, space for an American fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, inset ceiling spotlights, under cupboard lights, plinth lights, radiator.

### Sitting Room 14' 5" x 11' 1" (4.40m x 3.38m)

UPVC double glazed window to the frontage, radiator, wood glazed double doors to the dining room.

### Dining Room 11' 0" x 10' 5" (3.35m x 3.18m)

UPVC double glazed French doors to the rear, 2 x sidelight windows to the rear, radiator, wood glazed double doors to the living room.

## First Floor

**Landing** 9' 3" x 8' 2" (2.83m x 2.49m) Max measurement  
2 x UPVC double glazed windows to the side aspect, radiator, stairs to the loft.

### Bathroom 9' 4" x 8' 0" (2.85m x 2.45m)

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, hand held shower attachment, shower enclosure, chrome waterfall shower head, chrome wall mounted taps, low level WC, pedestal wash hand basin, built in storage cupboard, anthracite vertical radiator, inset ceiling spotlights, tiled floor, fully aqua boarded, inset ceiling spotlights.

### Bedroom One 12' 8" x 11' 0" (3.86m x 3.36m)

UPVC double glazed window to the frontage, radiator.

### Bedroom Two 12' 2" x 11' 1" (3.70m x 3.37m) Max measurement

UPVC double glazed window to the rear, radiator.

### Bedroom Three 9' 3" x 8' 1" (2.81m x 2.46m)

UPVC double glazed window to the rear, radiator.

### Loft 19' 0" x 11' 2" (5.79m x 3.40m) Max measurement

2 x Velux skylights, 6 x built in storage cupboards.

### Externally

To the frontage, area laid to lawn, decked area, flagged path, gravel area, metal fence boundary, steps down, parking for multiple vehicles, garage. To the side, flagged area, fence boundary. To the rear, area laid to lawn, decked area, timber shed, rock face, fence boundary. Garage, power and light,

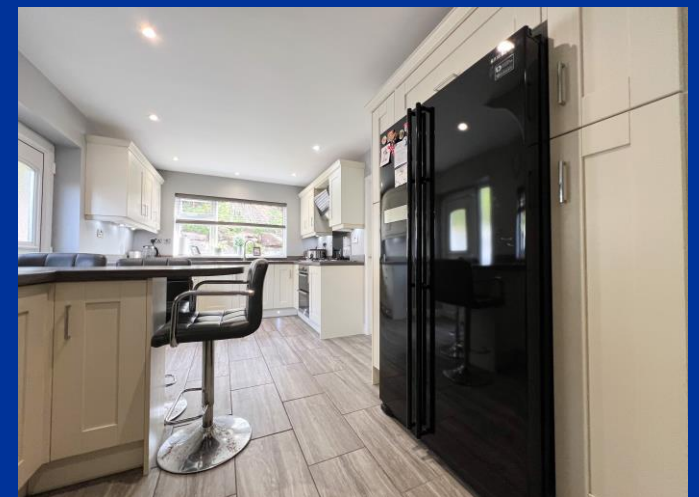


Note:

Council Tax Band: C

EPC Rating: D

Tenure: Believed to be Freehold



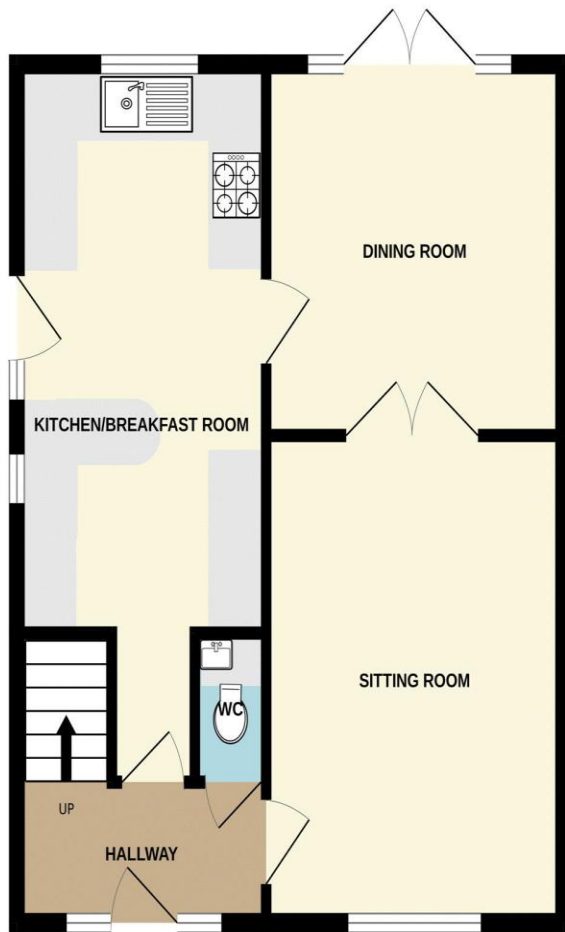




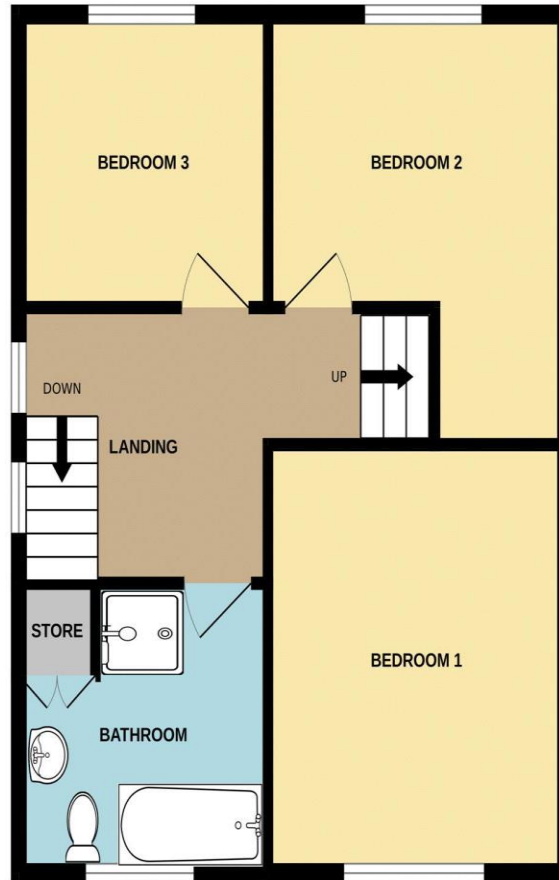




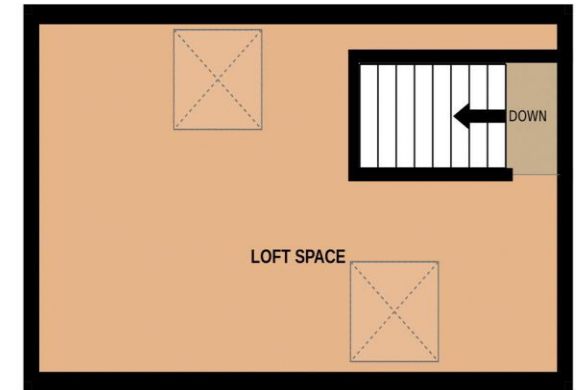
GROUND FLOOR



1ST FLOOR



2ND 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.





## 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 the one way system, continue along where The Lodge is situated on the right hand side, identifiable by a Whittaker and Biggs for sale board.

## Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the canal just a short distance away, which provides many countryside walks. The Lodge is in the catchment for the ever popular Endon High School and just a short distance from Greenways Primary School. Pubs/restaurants such as Ego, Greenway Hall Golf Club and the Sportsman are all within walking distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

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