



Sandy Lane, Brown Edge, ST6 8QJ.  
OIRO £284,000

Whittaker Est. 1930  
& Biggs

# Sandy Lane,

Brown edge, ST6 8QJ.

This modern four bedroom, detached property is spread over three floors and is located within a quiet residential area, close to local amenities.

You're welcomed into the property via the hallway which provides access to the first floor, useful storage cupboard and WC.

The breakfast kitchen has a good range of fitted units to both the base and eye level, integrated five ring gas hob, electric oven, extractor, stainless steel sink with chrome mixer tap and rinsing spray, space for a free-standing fridge/freezer and space for a breakfast table and chairs.

To the rear the impressive living area is over 19ft! Patio doors to the rear garden make this room light and airy.

To the first floor there are three double bedrooms, family bathroom and ensuite.

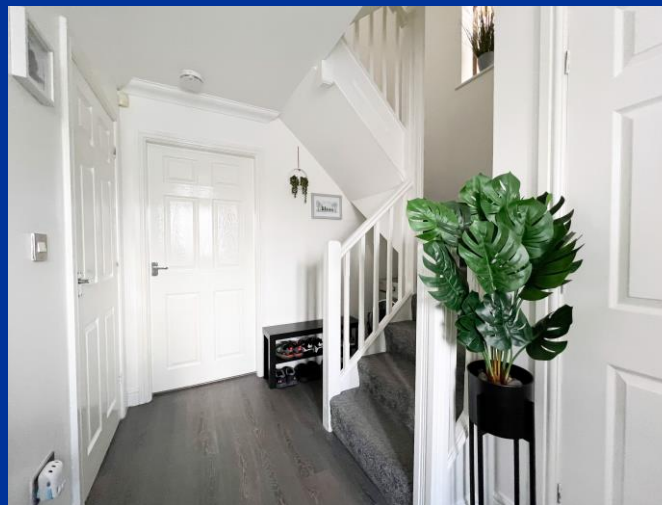
All three bedrooms are of good proportions with bedroom one having an ensuite shower room, with shower enclosure, vanity unit and WC.

The family bathroom has a P-shaped bath with shower over, glass shower screen, low level WC and vanity wash hand basin.

On the second floor is the fourth bedroom which benefits from Velux style skylights and a second en-suite.

Externally to the frontage is a blocked paved driveway with gated access to the rear garden. The rear garden is mainly laid to lawn with a flagged patio area, metal shed and fenced boundary.

A viewing is highly recommended to appreciate this home's location, large living space and contemporary finish.



## Ground Floor

### Entrance Hall 12' 1" x 5' 2" (3.69m x 1.58m)

Composite double glazed door to the frontage, radiator, stairs to the first floor, storage cupboard, WC.

### WC 5' 11" x 3' 6" (1.80m x 1.07m)

UPVC double glazed window to the frontage, low level WC, corner wash hand basin, radiator.

### Kitchen/Breakfast Room 13' 11" x 9' 11" (4.24m x 3.01m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, range of units to the base and eye level, space for a fridge freezer, space and plumbing for a washing machine, Lamona 5 ring gas hob, Lamona electric fan assisted oven, extractor hood, stainless steel sink and drainer, chrome mixer tap with rinsing spray, Baxi wall mounted combi boiler housed within a cupboard, space for dining table and chairs, radiator, wood glazed double doors to the sitting room.

### Sitting Room 19' 5" x 13' 3" (5.91m x 4.04m)

UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear.

## First Floor

### Bedroom One 13' 0" x 9' 11" (3.97m x 3.01m)

UPVC double glazed window to the rear, radiator, built in wardrobes and over bed storage, built in vanity unit with wardrobes, inset ceiling spotlights, en-suite.

### En-suite 8' 2" x 2' 9" (2.49m x 0.84m)

UPVC double glazed window to the side aspect, shower enclosure, chrome shower attachment, chrome wall mounted taps, low level WC, vanity wash hand basin, chrome mixer tap, radiator, inset ceiling spotlights, fully tiled, extractor fan.

### Bedroom Two 10' 11" x 9' 11" (3.33m x 3.02m)

UPVC double glazed window to the frontage, radiator, built in wardrobes and over bed storage, built in vanity unit with shelving, inset ceiling spotlights.

### Bedroom Three 13' 1" x 9' 1" (4.00m x 2.78m) Max measurement

UPVC double glazed window to the rear, radiator, built in wardrobes and over bed storage, built in vanity unit with shelving, inset ceiling spotlights.

### Family Bathroom 9' 0" x 5' 10" (2.75m x 1.78m)

UPVC double glazed window to the frontage, P-shaped bath, shower over, chrome wall mounted taps, frameless glass shower screen, low level WC, vanity wash hand basin, chrome mixer taps, inset ceiling spotlights, fully tiled, extractor fan.

## Second Floor

### Bedroom Four 13' 1" x 13' 0" (4.00m x 3.95m) Max measurement

2 x skylights, 2 x eaves storage cupboards, built in wardrobes and over bed storage, radiator, en-suite.

### En-suite 6' 10" x 5' 9" (2.08m x 1.75m)

Skylight, shower enclosure, Mira electric shower, chrome shower attachment, low level WC, vanity wash hand basin, chrome mixer tap, fully tiled, radiator, extractor fan.

## Externally

To the frontage, block paved driveway, metal fence boundary, hedges, gated access to the rear, outside tap. To the rear, area laid to lawn, fence boundary, stone patio, metal shed.

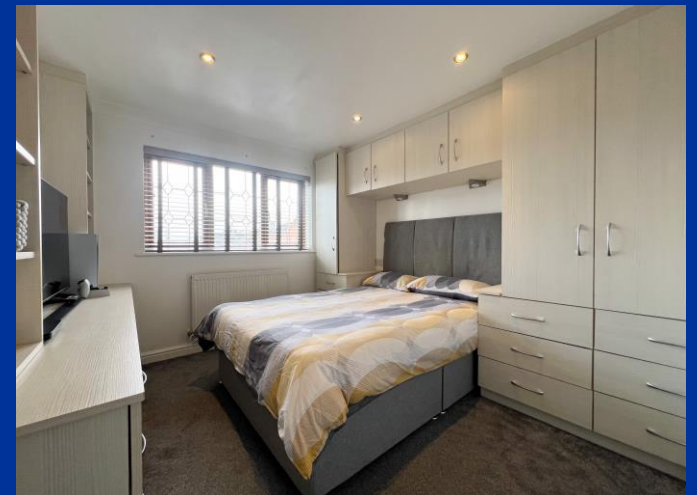


Note:

Council Tax Band: D

EPC Rating: TBC

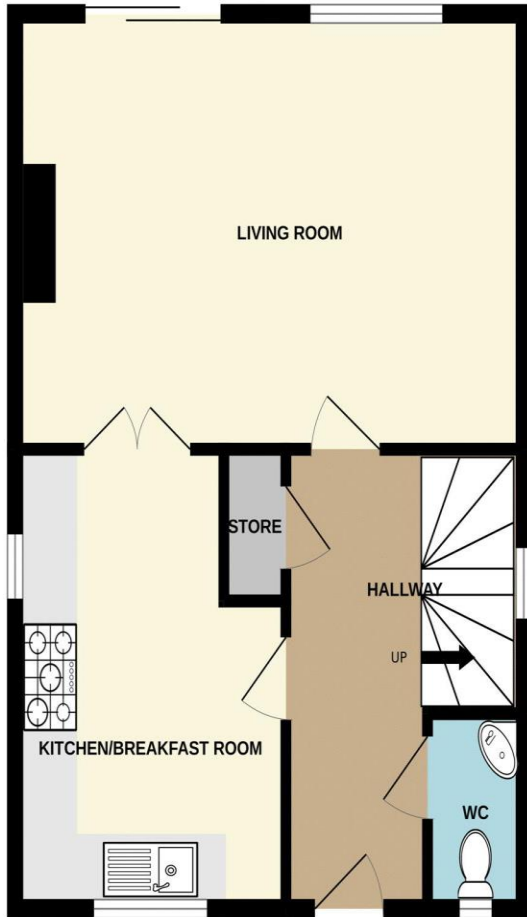
Tenure: believed to be Freehold



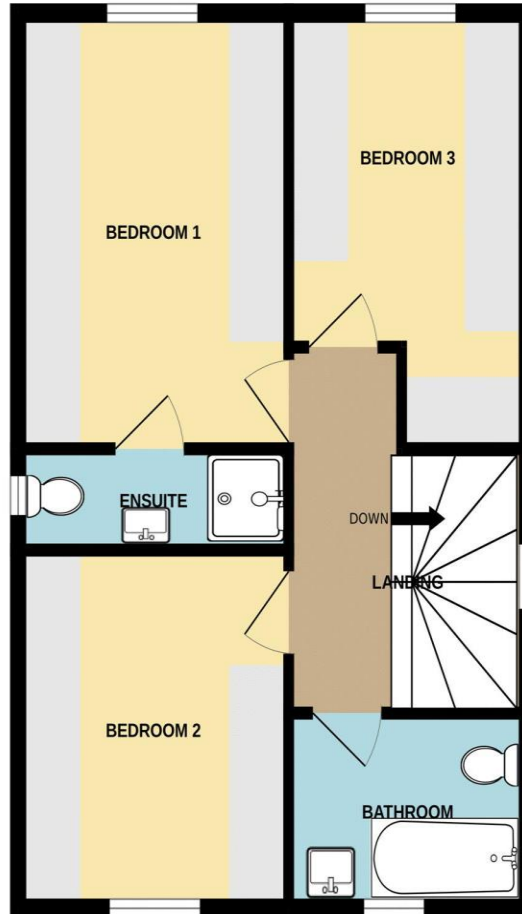




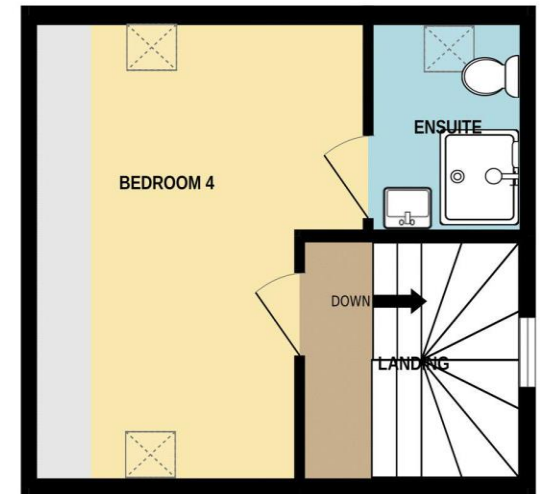
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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## Directions

From our Derby Street, Leek office proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead following the A52 Newcastle Road. After passing through the village of Longsdon and upon reaching the village of Endon after passing The Plough Inn Public House take the third turning right into Clay Lake signposted the B5051. Follow this road into the village of Brown Edge and just prior to reaching Keiths Supermarket take the turning right into Sandy Lane where the property is located on the right hand side, identified by a Whitaker and Biggs 'For Sale' sign.

## Situation

Brown Edge is a sought after village situated within easy commuting distance of Leek, Endon, The Potteries and the Motorway Network. The village boasts many shops and amenities and is within the catchment of Endon High School.

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