



Flash Lane, Light oaks, ST2 7LA.
£450,000

Whittaker Est. 1930
& Biggs

Flash Lane, Stoke-On-Trent, ST2 7LA.

A contemporary styled, bespoke 3/4 bedroom, 3 bathroom detached family home with flexible accommodation arranged over two floors with a stunning gallery landing.

Sitting in an elevated position, this modern property has been architecturally designed and finished to a high standard throughout being superbly appointed with quality fixtures and fittings.

Porcelain tiles with underfloor heating can be found throughout the whole of the ground floor as well as temperature control in each room. Upstairs the flooring is solid oak with LVT in the shower room and en-suite.

The impressive kitchen dining room features a quartz island and is equipped with integrated appliances that include a Neff oven, Neff combination microwave, Neff dishwasher, Bosch ceramic induction four ring induction hob and ceiling extractor. Bi-folding doors open to the side garden creating ideal indoor / outdoor living.

The sitting room offers French doors that provide fabulous views to the frontage as well as a log burner which is perfect for winter nights.

Adjacent to the sitting room is the games room which also doubles as a fourth bedroom thanks to the porcelain tiled wet room that is situated off the hallway.

A solid oak staircase leads to the galleried landing and three double bedrooms. The principal bedroom being most notable offering a large en-suite-come-dressing room and Juliette balcony. Bedrooms two and three are both serviced by the first floor shower room.

Externally the home can be accessed by both the lane in front of the property and the lane behind. There is a double garage to the front of the property and a single garage with driveway to the rear.

To the frontage is a low maintenance garden that makes the most of the stunning views beyond whilst to the side of the property is a paved patio area complete with a serene water feature.

Strictly by prior appointment with the agents Whittaker & Biggs Leek, a viewing is highly recommended.



Entrance Hallway 13' 5" x 10' 2" (4.10m x 3.10m)

Max measurement

Composite double glazed door to the frontage, double glazed sidelight window to the frontage, solid oak staircase, iron spindles, porcelain tiled floor, underfloor heating.

Kitchen / Dining Room 22' 5" x 13' 7" (6.83m x 4.15m)

UPVC double glazed window to the rear, UPVC double glazed window to the frontage, UPVC double glazed bi-fold doors to the side aspect, range of units to the base and eye level, island unit, quartz work tops, porcelain tiled floor, under floor heating, under cabinet lights, island LED lights, concealed plug sockets, integral CDA washing machine, integral Neff dishwasher, integral Neff electric fan assisted oven, integral Neff microwave combi oven, integral candy fridge freezer, Bosch ceramic induction hob, extractor hood, undermount stainless steel double sink, chrome mixer tap, inset ceiling spotlights.

Sitting Room 16' 5" x 13' 9" (5.00m x 4.18m)

UPVC double glazed French doors to the frontage, porcelain tiled floor, under floor heating, log burner, oak veneer door.

Games Room / Bedroom Four 13' 9" x 11' 3" (4.18m x 3.44m)

UPVC double glazed French doors to the rear, wall lights, porcelain tiled floor, under floor heating, oak veneer door.

Wet Room 6' 0" x 5' 6" (1.83m x 1.68m)

UPVC double glazed window to the rear, wall mounted sink, chrome mixer tap, wall mounted WC, chrome shower head, chrome wall mounted taps, porcelain tiled floor, porcelain tiled walls, under floor heating, inset ceiling spotlights, extractor fan, oak veneer door.

Store

Baxi boiler, under floor heating controls, space for a tumble dryer.

Galleried Landing 11' 0" x 7' 0" (3.36m x 2.13m) Max

measurement

UPVC double glazed window to the frontage, radiator, solid oak flooring.

Bedroom One 16' 11" x 13' 9" (5.15m x 4.18m)

UPVC double glazed French doors to the frontage, Juliette balcony, sidelight windows, inset ceiling spotlights, oak veneer door, solid oak flooring.

En-suite 10' 10" x 13' 9" (3.31m x 4.18m)

UPVC double glazed window to the rear, wall mounted freestanding bath, chrome mixer tap, vanity wash hand basin, chrome mixer tap, low level WC, storage area, radiator, inset ceiling spotlights, LVT flooring, oak veneer door.

Bedroom Two 13' 7" x 11' 3" (4.15m x 3.43m)

UPVC double glazed window to the frontage, radiator, oak veneer door, solid oak flooring.

Bedroom Three 13' 7" x 9' 3" (4.15m x 2.83m)

UPVC double glazed window to the rear, radiator, oak veneer door, solid oak flooring.

Shower Room 9' 3" x 5' 11" (2.83m x 1.81m)

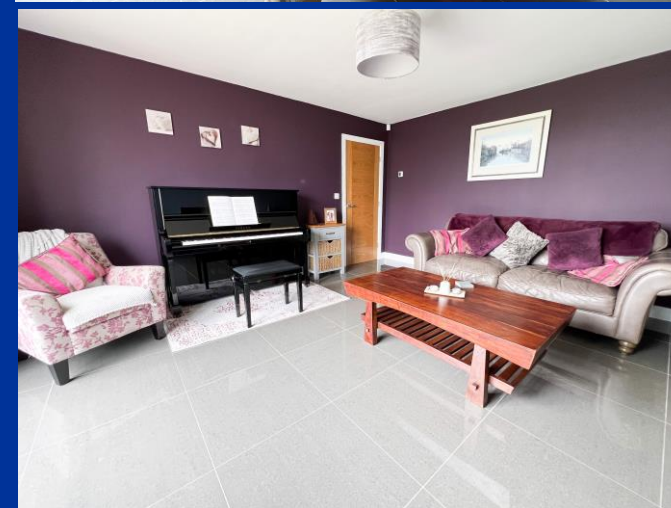
UPVC double glazed window to the rear, shower enclosure, chrome rainfall shower, handheld shower attachment, chrome wall mounted taps, vanity wash hand basin, chrome mixer taps, low level WC, radiator, LVT flooring, inset ceiling spotlights, extractor fan.

Externally

To the frontage, double garage, area laid to artificial grass, steps down, glass balustrade, paved patio area, well stocked borders, hedged boundary.

To the side aspect, paved patio area, sleeper beds, steps up, water feature, well stocked borders.

To the rear, garage, driveway.



Note:

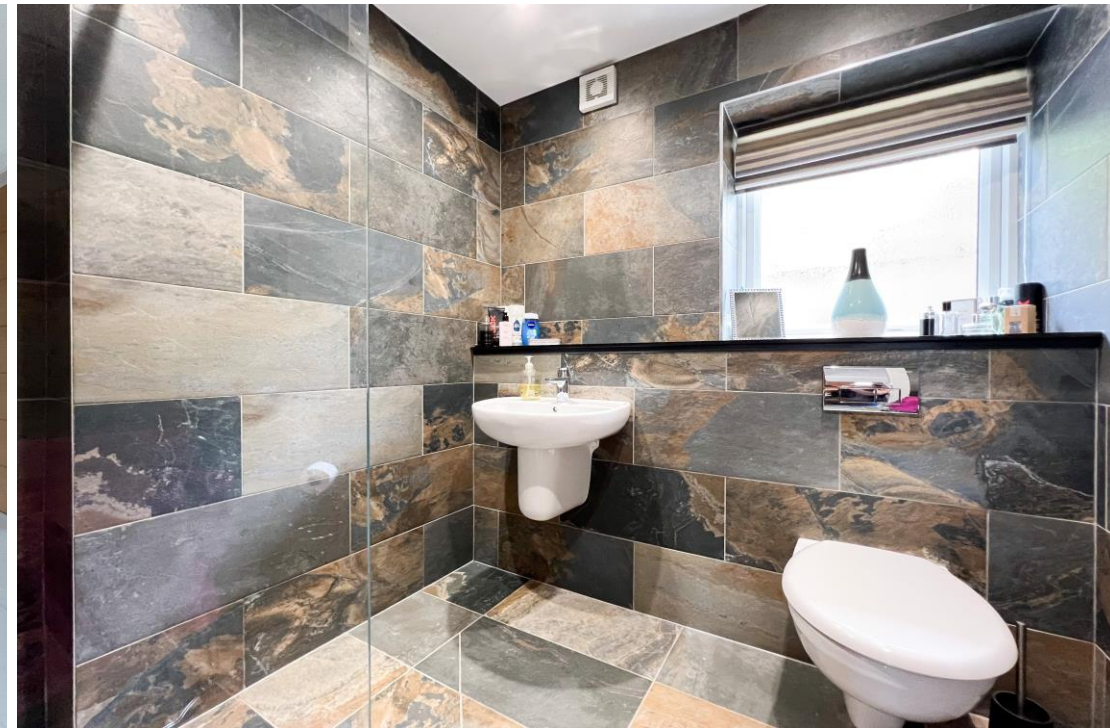
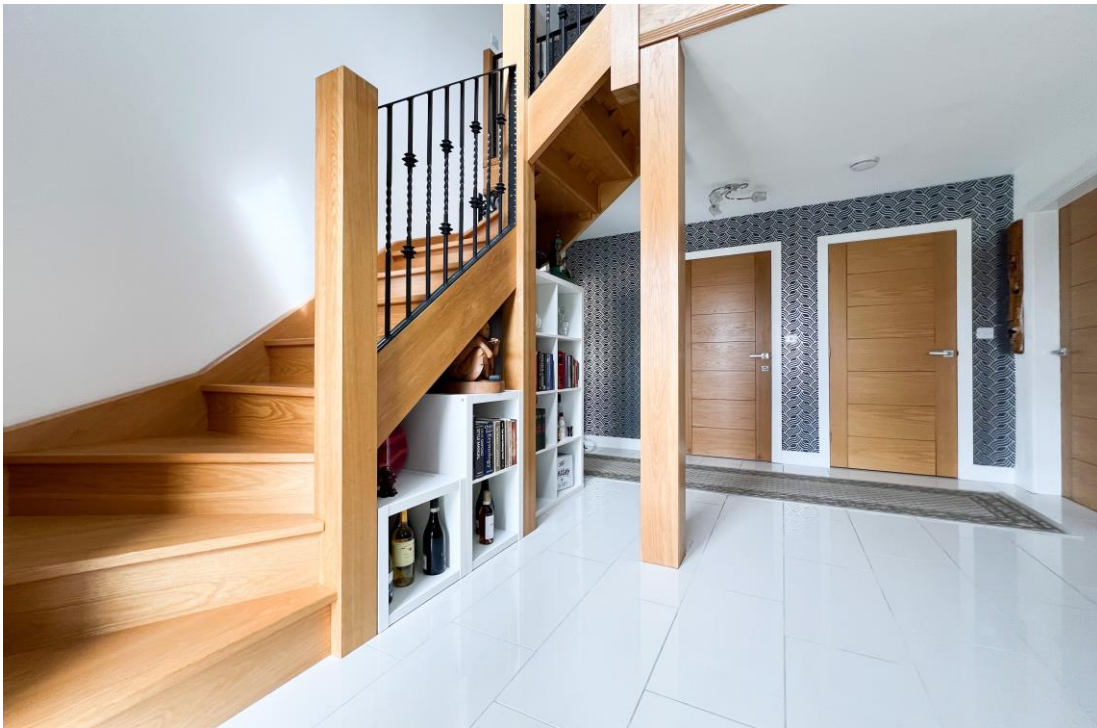
Council Tax Band: F

EPC Rating: B

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.
Made with Metropix ©2024



Directions

From our Derby Street Leek office proceed along Haywood Street and at the traffic lights continue 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 pass through the villages of Longsdon and Endon and upon reaching Stockton Brook, prior to the petrol station on the left hand side turn left into Nursery Lane then right onto Cocks Lane follow this road the split in the road, take the left hand lane on to Greenway Bank tuning right onto Flash Lane where the property is located on the left hand side.

Situation

Ideally situated in a rural location offering far reaching views over the fields and countryside to both the front and rear elevations. Although in the countryside, this property is only a short drive away from The Potteries, Motorway Network and the Staffordshire and Cheshire borders.

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.

45-49 Derby Street
Leek
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

Staffordshire

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**