



Chapel Lane, Stoke-On-Trent, ST6 8TH.  
OIRO £490,000





# Chapel Lane, Stoke-On-Trent, ST6 8TH.

This impressive two-bedroom detached property is nestled on a substantial 0.37 of an acre plot and offers stunning views of the city. The property has a split-level versatile layout, which could be quite easily be reconfigured into three bedrooms if so desired. The property boasts three spacious reception rooms, contemporary kitchen/bathroom, utility, balcony providing stunning views, garage, extensive driveway and tiered garden to the rear. You're welcomed into the property via the spacious hallway, having vaulted ceiling with Velux window, access to the lower ground floor, WC and built in storage cupboard. The cloakroom has built in vanity unit, built in WC and chrome fitments. The 20ft living room has ample room for living furniture, feature fireplace with multi-fuel stove, which is linked into the central heating system, patio doors onto the balcony. The dining room flows through from the living room and has ample room for a family sized table and chairs. The kitchen has a good range of fitted high gloss units to the base and eye level, Siemens hob, extractor, double oven and integral fridge/freezer. The inner hallway provides access to the front of the property with utility and garden room off. The utility has matching base and eye level units, worksurface space, plumbing and space for a washing machine/dryer. The garden room is currently utilised as an office space, but could be a further reception room, with Velux window, patio doors to the rear and perfect fit blinds. To the lower ground floor is a hallway which provides access to two bedrooms and the family bathroom. Bedroom one is accessed through the dressing room and the bedroom has patio doors leading out onto the rear garden. The bathroom is an impressive space, having free standing bath, floor mounted chrome tap, built in storage, his and hers wash hand basins with chrome taps, walk in shower with chrome integral fitment. Externally to the frontage is a tarmac driveway with access to the garage and side of the property. EV charging point is located to the front of the property, with the garage having electric roller door, power and light connected. To the side of the property is a gravel hard standing area, ideal for parking vehicles, walled boundary with tiered garden. The rear garden is tiered with stone walls, lawns, well stocked borders, vegetable garden and fenced boundaries. A viewing is highly recommended to appreciate this unique home, its stunning views, versatile/spacious layout and plot.





### Entrance Hallway

UPVC double glazed door and windows to the front elevation, Velux window, staircase to the lower ground floor, radiator, loft access, cupboard over stairs with immersion heated tank, built in cupboard.

### WC 5' 10" x 3' 1" (1.79m x 0.93m)

Vanity sink unit with storage beneath and chrome mixer tap, built in cistern, fully tiled, black powder coated wall mounted radiator, inset downlights.

### Living Room 12' 9" x 20' 6" (3.89m x 6.26m)

UPVC double glazed patio doors to the Balcony, UPVC double glazed windows to the rear elevation, dual fuel burner plumbed into the central heating, set on brick surround, wood mantle and tiled hearth, radiator. Balcony has tiled flooring, iron railings, brick built pillars.

### Dining Room 12' 11" x 13' 0" (3.93m x 3.96m)

Radiator, UPVC double glazed window to the side elevation, double doors into Kitchen.

### Kitchen 11' 3" x 12' 8" (3.43m x 3.86m)

Range of fitted units to the base and eye level, Siemens four ring hob, Siemens extractor fan, Siemens fan assisted double oven, stainless steel sink unit with drainer and chrome mixer tap, drawer units, wall mounted radiator, inset downlights, integral fridge/freezer.

### Inner Hallway

Patio doors to the front elevation, Velux window, inset downlights.

### Utility 6' 3" x 6' 6" (1.91m x 1.99m)

Worksurface space, fitted units, plumbing for washing machine, space for dryer, UPVC double glazed window to the side elevation with perfect fitted blinds.

### Garden Room 17' 11" x 9' 11" (5.47m x 3.01m)

Velux style window, two UPVC double glazed windows to the Balcony, UPVC double glazed double doors to the Balcony. UPVC double glazed windows to the side elevation with perfect fit blinds, two radiators.

### Lower Ground Floor

Radiator, inset downlights.

### Dressing Room 12' 4" x 10' 6" (3.77m x 3.21m)

Radiator, UPVC double glazed window to the rear elevation, wall mounted ladder radiator.

### Bedroom One 10' 11" x 12' 8" (3.34m x 3.85m)

Wall lights, UPVC double glazed window to the side elevation, wall mounted radiator, UPVC double glazed patio doors and windows to the rear elevation.

### Bedroom Two 12' 5" x 9' 8" (3.78m x 2.94m)

UPVC double glazed window to the rear elevation, radiator.

### Bathroom 9' 0" x 13' 5" (2.74m x 4.10m)

Freestanding bath with wall mounted chrome tap, built in cistern, two wall mounted black radiators, built in storage, his and hers wash hand basins with chrome mixer taps, shaver point, two UPVC double glazed windows to the rear elevation, walk in shower cubicle with integral shower fitment, tiled, inset downlights, extractor.

### Outside

Externally to the front is tarmacadam and blocked paved driveway and EV charging point. To the side is area laid to lawn, well stocked borders, walled boundaries, gravelled area to side with parking, wood storage. Tiered garden to the rear with stone walled boundaries, area laid to lawn, path with fenced boundaries, vegetable garden.





**Garage 17' 10" x 9' 4" (5.43m x 2.85m)**

Electric roller door, power, light, Upvc double glazed window to the side elevation.

**Situation**

Located in the Staffordshire Moorlands village of Brown Edge, the property is in walking distance of St Anne's Primary, St Anne's Church and The Village Hall. The property is within the catchment of Endon High School and the villages offers a number of amenities with includes a village shop, post office and bus routes. Excellent walks are also on the doorstep with Marshes Hill Common and Knypersley Pool.

**Note:**

Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold













LOWER GROUND FLOOR



GROUND 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, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison's supermarket continue straight ahead into Newcastle Road. Follow this road out of the town into the village of Endon and just after passing The Plough Inn Public House take the third right into Clay Lake. Follow this road into the village of Brown Edge and just after passing the supermarket on the right hand side, take the next right into Sytch Road. Follow this road which then becomes Church Road and just at the top of the hill turn right into Chapel Lane. Follow this road for a short distance where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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