

# The Coach House (Plot 2)



Stanley Moss Lane, Stockton Brook, Staffordshire Moorlands, ST9 9LH.  
Asking Price £575,000

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

# Stanley Moss Lane, Stockton Brook, Staffordshire Moorlands, ST9 9LH.

This new build executive four-bedroom detached family home will be finished to a high specification throughout and is nestled within an exclusive development, known as Coltslow Farm Development, featuring nine detached homes. Situated within a semi-rural location and within the catchment of Endon High School, this is ideal for families and people who are looking for a quiet but convenient location. The developer is offering a choice of finishes!

The property boasts quality fixtures and fittings throughout, having integrated appliances, underfloor heating to the ground floor, alarm, quartz worksurfaces, veneered oak internal doors, oak staircase with glass balustrade, electric garage door, solar panels, USB sockets and much more! An impressive plot, with gated access to the front, garden and to the rear a further sizeable garden mainly laid to lawn, with block paved driveway, gated access and detached garage.

You're welcomed into the property via the entrance hallway and through a composite door. The hallway has a useful store and WC off. Located to the front is a study/playroom and to the other side a 20ft living room, with aluminium bi-fold doors and feature fireplace. The breakfast kitchen has a range of quality units fitted to the base and eye level, quartz worksurfaces/upstands, integrated induction hob, extractor, integrated oven, combination oven/microwave, integral fridge/freezer, dishwasher, undermount one and half bowl stainless steel sink with mixer tap, aluminium bi-fold doors and access to the utility. The utility has matching base unit, stainless steel sink, plumbing and spaces for both a washing machine and a dryer, quartz worksurfaces, gas fired boiler, composite door to the side, cupboard housing the alarm and underfloor heating system.

To the first floor the landing has a storage cupboard and provides access to the four bedrooms and a bathroom. Bedroom one has a range of fitted wardrobes and ensuite shower room. The ensuite has a walk-in shower enclosure, chrome fitment, WC, sink with quartz work surface and cupboards beneath. The bathroom incorporates both a corner shower cubicle, panel bath and WC, sink and quartz surface with cupboards beneath.

Externally to the frontage is a stone walled boundary, gated access, lawn area, path and gated access to the rear garden. The rear garden is mainly laid to lawn, courtesy lighting, power point, tap, blocked paved driveway with gated access. The brick constructed garage incorporates power, light and up and over electric door.

NOTE: Private Road Maintenance - the roadway (Coltslow Farm) will be finished in tarmac and remain a private road. Once the road has been physically completed, the ownership of the road will be transferred from Humphries Builders Ltd to Coltslow Farm Road Management Company Ltd. The owners of the properties on the development will hold a share of that management company.

SERVICES: Mains water, drainage, gas, electricity.

INTERNET: full fibre network connection.

WARRANTY: Every Humphries Builders Ltd home carries the full 10-year NHBC Warranty.

ALTERNATIVE PLOTS AVAILABLE: Please refer to the site plan within this listing regarding alternative plots and prices.

CHOICE OF FINISHES: depending on the stage of construction at the point of reservation of any plot, the buyers will have the following choices from the Developers' samples:

- Glazed floor tiles or LVT to the hallway, kitchen, utility, WC, bathroom and ensuites:
- Colour of carpet to remaining rooms
- Kitchen / utility units and quartz work surfaces
- Bathroom units and quartz work surfaces
- Sliding robes to bedroom one
- Wall tiles to bathroom and ensuites.

RESERVATION FEE: Any prospective purchaser will be required to pay the developer a £750 none refundable deposit to reserve a plot.

\*\* There is also an option to purchase additional agricultural land \*\*

NOTE: The photographs within the listing are of Plot 9 and have been used for illustration purposes. The illustration photograph of the kitchen shows the layout, but a choice of doors/colours are available to the purchaser.



### Entrance Hallway

Composite double-glazed door and window to the front elevation, underfloor heating, storage cupboard off, oak staircase with glass balustrade to the first floor, under stair storage, cloakroom off.

### Cloakroom

Roca built in WC with push flush, corner sink with chrome mixer tap, tiled splashbacks, underfloor heating.

### Study / Playroom 14' 1" x 9' 7" (4.29m x 2.93m)

UPVC double glazed sash window to the front elevation, underfloor heating.

### Living Room 20' 8" x 13' 5" (6.30m x 4.09m reducing to 3.72m)

UPVC double glazed sash bay window to the front elevation, underfloor heating, aluminium bi-fold doors to the rear elevation, feature fireplace set on a stone hearth, wall lights.

### Breakfast Kitchen 14' 7" x 13' 10" (4.44m reducing to 4.27m x 4.22m)

Range of fitted units to the base and eye level, quartz worksurfaces and upstands, quartz splashback to hob, integral combination oven/grill, fan assisted oven, integral fridge, integral freezer, integral dishwasher, induction hob with a black angled extractor fan, aluminium double glazed bi-fold doors to the rear elevation, underfloor heating, inset down lights, UPVC double glazed window to the side elevation, stainless steel 1 ½ undermount sink, drainer grooves, satin finished mixer tap.

### Utility Room 10' 5" x 5' 2" (3.17m x 1.57m)

Underfloor heating, matching base units, plumbing and space for washing machine and dryer, stainless steel sink with mixer tap, composite double-glazed door to the side elevation, Ideal Logic gas fired central heating

boiler, quartz worksurfaces and upstands, cupboard housing: underfloor heating system and alarm system.

### First Floor

#### Half Landing

UPVC double glazed window to the rear elevation.

#### Landing

Loft access, inset down lights, radiator, storage cupboard housing pressurised water system, storage cupboard off with fixed shelving.

#### Bedroom One 13' 10" x 13' 0" (4.22m into wardrobe x 3.95m)

Radiator, double glazed sash windows to the front elevation, built in wardrobes, inset down lights, ensuite off.

#### Ensuite 8' 2" x 5' 7" (2.50m x 1.71m)

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, Roca toilet, built in cistern, vanity sink unit with chrome mixer tap, quartz worksurfaces, storage beneath, UPVC double glazed window to the side elevation, partly tiled, inset downlights.

#### Bedroom Two 16' 3" x 9' 1" (4.95m reducing to 3.95x 2.76m)

UPVC double glazed sash windows to the front elevation, radiator.

#### Bedroom Three 14' 1" x 10' 3" (4.29m x 3.13m)

UPVC double glazed window to the rear elevation, radiator, loft access.

#### Bedroom Four 11' 4" x 10' 1" (3.45m x 3.08m)

UPVC double glazed window to the rear elevation, radiator.



**Bathroom** 10' 10" x 7' 1" (3.29m x 2.16m)

Panel bath, chrome mixer tap, Roca built in toilet, Roca vanity sink unit with mixer tap, storage beneath, quartz worksurfaces, corner shower with chrome fitment, chrome heated ladder radiator, partly tiled, inset downlights, UPVC double glazed sash window to the front elevation.

**Externally**

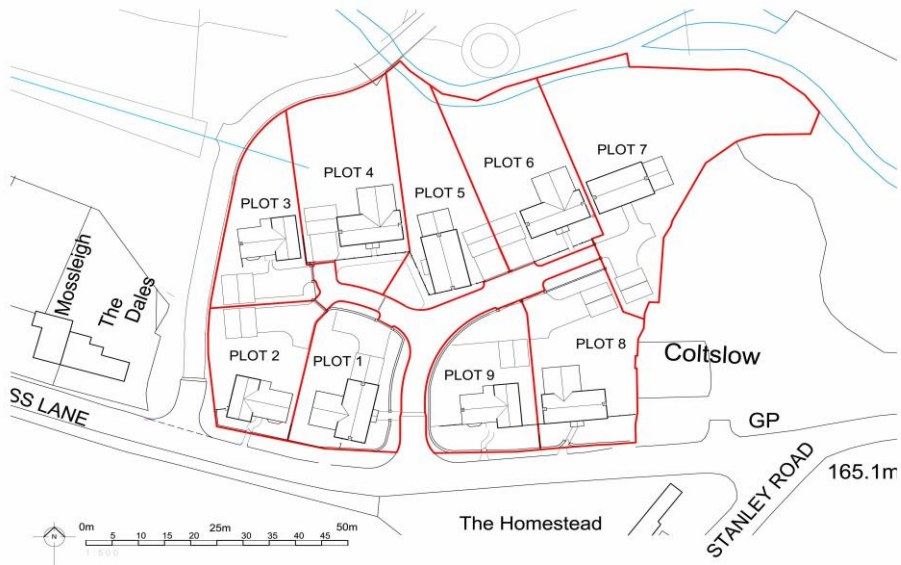
To the front: dry stone wall, gated access, area laid to lawn, block paved path through to the side of the property with fenced gated entry to the rear of the property. To the rear: area laid to lawn, courtesy lighting, power point, fencing, stone walled boundary, block paved driveway, well stocked borders.

**Garage** 17' 9" x 18' 2" (5.41m x 5.53m)

Double garage, electric up and over door, power and light connected, courtesy lighting outside.







David Tatton Architect

CLIENT HUMPHRIES BUILDERS LTD.	PROJECT STANLEY MOSS LANE	TITLE TITLE DRAWING - HOUSE PLOTS	91A UNDERWOOD ROAD, NEWCASTLE, STAFFORDSHIRE, ST5 6QG. TEL 01782 619522 MOBILE 07748 385590 mail@davidtattonarchitects.net
		SCALE 1:50 on A3	DWG. NO. 113 - 63
		DATE June 2023	REV

GROUND FLOOR



1ST FLOOR



## 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, then take the first turning right into Stanley Moss Lane and the development is located on the right hand side 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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