



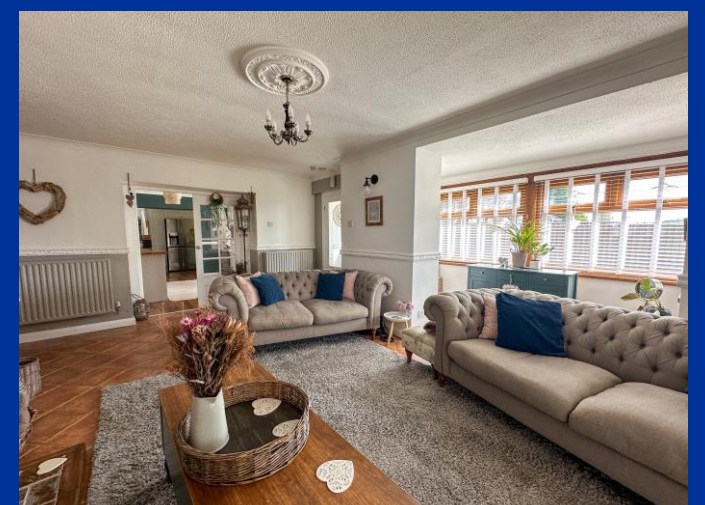
Edgefields Lane, Stockton Brook, ST9 9NS.
OIRO £450,000

Whittaker
& Biggs

Est. 1930

Edgefields Lane, Stockton Brook, ST9 9NS.

Nestled in an idyllic elevated position of Stockton Brook and offering far reaching views over the surrounding town and countryside, sits this beautifully presented three bedroom detached stone house. The current vendors have created a stunning first floor bedroom, having Juliet balcony, walk in wardrobe, ensuite shower room and a landing area which is also useful as a study area. This individually designed home boasts open plan living accommodation comprising of a living room with feature stone fireplace and timber lintel over, feature bay window and a garden room/conservatory off, providing stunning far reaching views. Double doors lead you into the dining room, which has a breakfast island with wood worksurface, storage beneath, bay window and stairs to the first floor. The dining room opens out into the kitchen, which has been re-fitted with a contemporary kitchen, with base and wall units, wood worksurfaces, belfast sink, integral dishwasher, Rangemaster cooker, space for an American style fridge/freezer and door out onto the patio. Also located within the ground floor are two generous sized bedrooms and the bathroom providing both shower and bath facilities. Externally a cobbled driveway is located to the front and provides ample off road parking which allows access to the double garage and courtyard. Flagged patio areas surround the property with tiered gardens at the rear elevation. A viewing is highly recommended to appreciate this homes location, privacy, stunning views and spacious accommodation.



Entrance Porch

Upvc double glazed door and windows to the front.

Living Room 19' 4" x 11' 11" (5.89m x 3.62m)

Two radiators, cornicing, ceiling rose, Upvc double glazed bay window to the front, wall lights, gas fire, tiled heart, stone surround, wood mantle.

Garden Room/Conservatory 8' 11" x 8' 11" (2.71m x 2.71m)

Upvc double glazed windows, insulated roof, radiator, Upvc double glazed door to the rear.

Dining Room 12' 11" x 11' 11" (3.94m x 3.63m)

Breakfast island with cupboards beneath, wood worksurface, wall lights, cornicing, ceiling rose, Upvc double glazed bay window to the front, radiator, stairs to the first floor, storage cupboard.

Kitchen 22' 7" x 7' 1" (6.88m x 2.17m)

Range of fitted units to the base and eye level, belfast sink, satin mixer tap, integral dishwasher, wood worksurfaces, Upvc double glazed door to the side, Upvc double glazed window to either sides, loft hatch, Rangemaster cooker, extractor fan, space for an American style fridge/freezer, cupboard housing the gas fired boiler.

Inner Hall

Radiator.

Bedroom Two 13' 0" x 11' 10" (3.97m x 3.61m)

Upvc double glazed window to the side, radiator, cornicing.

Bedroom Three 12' 10" x 10' 9" (3.90m x 3.28m)

Upvc double glazed window to the side, radiator, inset downlights.

Bathroom 8' 11" x 8' 1" (2.72m x 2.46m)

Walk in shower with body jets, radiator, corner bath with traditional style mixer tap with telephone style shower head, low level WC, pedestal wash hand basin, tiled, extractor.

First Floor

Landing/Study Area 12' 0" x 11' 2" (3.67m x 3.41m)

Eaves storage, velux style window to the front, Upvc double glazed window to the side, eaves storage.

Bedroom One 31' 5" x 12' 0" (9.58m reducing to 4.92m

x 3.66m reducing to 1.80m)

Juliet patio doors to the side, two velux style windows to the front, eaves storage, radiator, walk in wardrobe.

Ensuite 7' 11" x 5' 8" (2.41m x 1.73m)

Walk in shower, chrome fitment, low level WC, pedestal wash hand basin, heated ladder radiator, Velux style window to the rear.

Outside

Block driveway with pedestrian gated access to courtyard having steps leading to the front aspect with courtesy lighting.

Double Garage 18' 2" x 17' 10" (5.54m x 5.43m)

Having electric up and over door, concrete floor, pedestrian door to the side aspect, UPVC double glazed window to the side aspect, electric light and power connected.

Garden

Patio area's surround the property with courtesy lighting, tiered gardens at the rear.



Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold

Note:



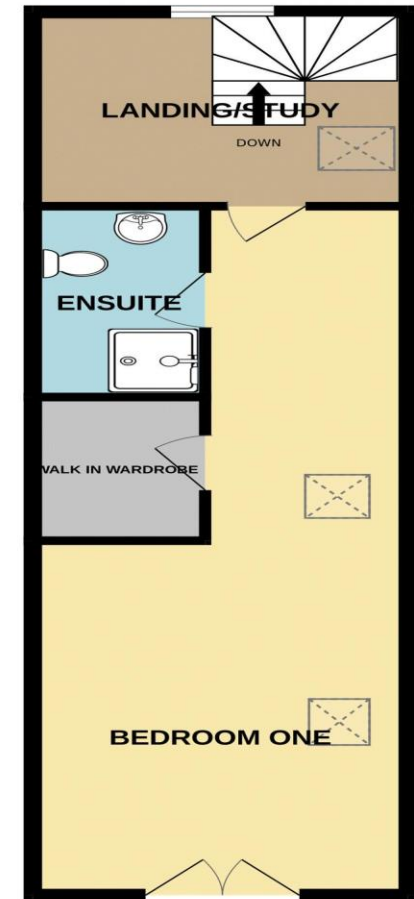




GROUND FLOOR



1ST FLOOR





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 property is situated on the right hand side, identifiable by a Whittaker and Biggs for sale board.

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**Whittaker
& Biggs**