



Woodhouse Lane, Brown Edge, Stoke-On-Trent, ST6 8RG.
Offers in the Region Of £425,000

Whittaker
& Biggs Est. 1930

Woodhouse Lane, Brown Edge, ST6 8RG.

This beautifully presented four bedroom semi-detached home has been renovated and extended by the current vendors to a high standard throughout. The property is nestled on a impressive corner plot and has beautiful rural views to the front. The property boasts a versatile layout with four bedrooms over two floors, bathroom to the ground floor, shower room to the first floor, 19ft dining kitchen, utility, 18ft living room and garage. The property has been finished to a high specification throughout and to mention is the oak style staircase, integrated appliances within the kitchen, electric remote garage door, timber garden room, resin path, flush fitting windows, multi-fuel stove and much more!

You're welcomed into the property via the entrance porch, into the living room via a composite door with full length handle. The living room incorporate a feature fireplace with multi-fuel stove, slate style hearth and wood mantle. Bedroom one is located to the ground floor and has a fitted wardrobe. Bedroom one has a feature panel wall and storage cupboard off.

The L-shaped dining kitchen has a good range of matching base and eye level units, integrated microwave, electric fan assisted oven, induction hob, extractor, integrated dishwasher, space for an American style fridge/freezer, composite 1 1/2 sink with drainer, breakfast bar, space for a dining table and chairs, patio doors to the rear garden. Located off the kitchen is a utility space, with matching fitted units to the base and eye level, plumbing for a washing machine, space for a dryer. The hallway provides access to the first floor and bathroom. The bathroom has a panel bath and walk in shower with chrome fitment, wall mounted vanity wash hand basin with storage.

To the first floor the landing has an eaves storage provision and access to three bedrooms and a shower room. The shower room has a corner shower cubicle, vanity wash hand basin and low level WC.

Externally to the front is a gated access to the tarmac driveway, with area laid to lawn, fenced boundary, access to the garage and gated access to the side. To the side is a further tarmac driveway with timber summerhouse/garden office, having power and light connected.

Pedestrian access to the garage, with up and over electric remote control door, power/light and radiator. A resin pathway takes you around to the rear garden with an area laid to lawn, patio with pergola and fenced boundary. A viewing is highly recommended to appreciate this homes stunning location, high specification, views and versatile layout.

Situation

The semi rural location of Woodhouse Lane is glorious, with abundance of fields. St Anne's Primary School, Brown Edge Village Hall and St Anne's Church are all a short distance away. The property also sits within the catchment of Endon High School. The village has the convenience of a Morrisons Local.



Entrance Porch 4' 9" x 3' 4" (1.44m x 1.01m)
UPVC double glazed door and window to the front elevation, inset downlights.

Living Room 18' 6" x 14' 7" (5.65m x 4.45m) max measurement

Composite double glazed door with full length handle to the front elevation, UPVC double glazed bay window to the front elevation, two radiators, multi fuel burner set on slate style hearth and wood mantle, inset downlights.

Bedroom One 12' 4" x 10' 9" (3.76m x 3.28m)
UPVC double glazed window to the front elevation, radiator, built in wardrobe.

Dining Kitchen 20' 0" x 15' 9" (6.09m x 4.79m) max measurement

Range of fitted units to the base and eye level, integral Lamona microwave, Neff integrated fan assisted oven, Hotpoint induction hob, extractor above, space for freestanding American style fridge/freezer, integral dishwasher, composite one and half bowl sink unit with chrome mixer tap, breakfast bar, UPVC double glazed window to the rear elevation, UPVC double glazed patio doors to the rear elevation, two anthracite wall mounted radiators, inset downlights, space for dining room table and chairs.

Utility Room 7' 2" x 5' 5" (2.18m x 1.64m)

Matching base and eye level units, plumbing for washing machine, space for dryer, Worcester gas fired boiler, space for under counter freezer.

Hallway 10' 9" x 5' 11" (3.28m x 1.80m)

Radiator, oak staircase to the first floor, inset downlights, UPVC double glazed window to the rear elevation.

Bathroom 10' 0" x 6' 8" (3.05m x 2.02m) max measurements

Panelled bath with chrome mixer tap and shower attachment, wall mounted vanity sink unit with drawers and chrome mixer tap, lower level WC, wall mounted radiator, tiled, inset downlights, chrome shower, UPVC double glazed window to the side elevation.

First Floor

Landing

Velux style window to the rear elevation, eaves storage, inset downlights.

Bedroom Two 13' 1" x 11' 2" (3.99m x 3.41m)

Radiator, UPVC double glazed window to the front elevation, part panelled walls, storage cupboard.

Bedroom Three 13' 1" x 9' 11" (3.98m x 3.03m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Four 10' 10" x 6' 6" (3.29m x 1.99m)

Radiator, UPVC double glazed window to the front elevation.

Shower Room 8' 8" x 6' 2" (2.65m x 1.88m)

Corner shower cubicle with chrome fitment, lower level WC, vanity wash hand basin with storage and chrome mixer tap, traditional style radiator with heated towel rail, Velux style window to the rear elevation, partly tiled.



Outside

To the front is area laid to lawn, fenced boundary, well stocked borders, tarmacadam driveway, gated access, steps to the entrance, courtesy lighting, access to Garage. To the side is gated access, tarmacadam driveway, fenced boundaries. Timber summerhouse with UPVC double glazed windows and doors, power and light connected. Security camera. To the rear is Resin pathway, area laid to lawn, fenced boundaries, patio area with Pergola, courtesy lighting.

Garage 17' 10" x 13' 3" (5.43m x 4.03m) max measurements

Electric up and over door, power and light connected, radiator. UPVC double glazed door to the side elevation.

Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: believed to be Freehold



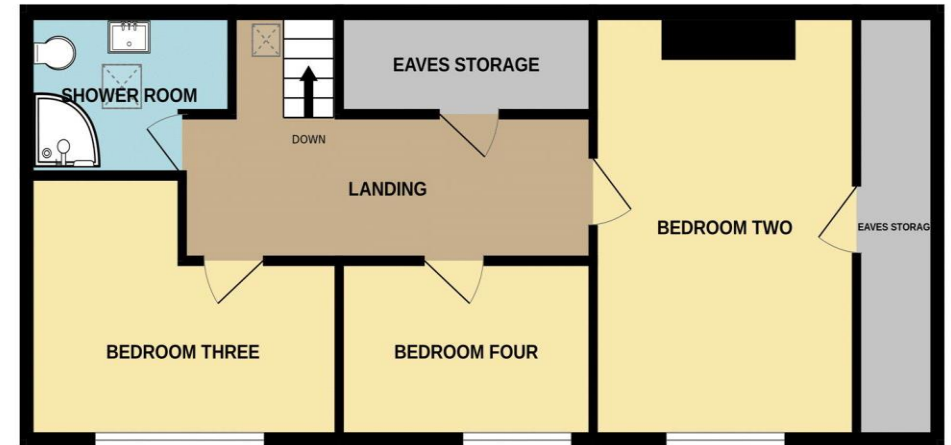




GROUND FLOOR



FIRST 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, office 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 on to the A53 Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon just after passing the Plough Inn public house on the right take the third turning right into Clay Lake (signposted the B5051). Continue along this road and after passing The Hollybush Inn take the first turning left into Sytch Road. Follow this road for short distance taking the third turning left into Woodhouse Lane and the property is located on the right hand side..

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