



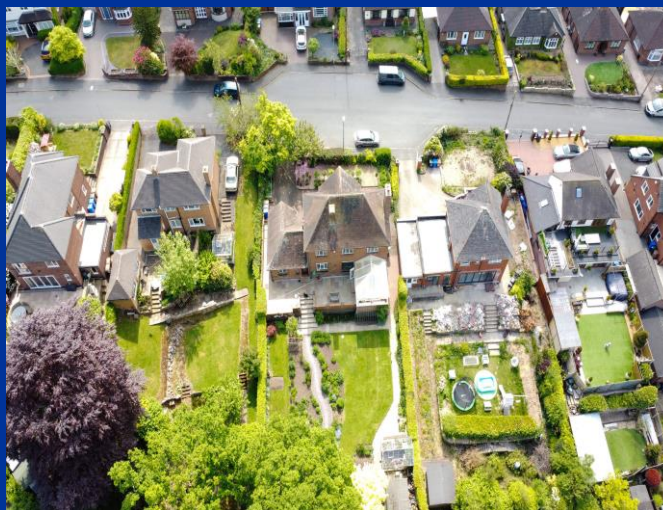
Percival Drive, Stockton Brook, ST9 9PE.  
OIRO £435,000

Whittaker Est. 1930  
& Biggs



## Percival Drive, Stockton Brook, ST9 9PE.

This three bedroom detached family home is nestled within an impressive plot, having gated driveway to the frontage and substantial rear garden, with excellent elevated views. The property boasts a spacious layout with a 22ft L-shaped living/dining room, conservatory to the rear, spacious hallway/landing, utility, WC, integral garage and an abundance of storage. Those 1950's original features can be seen in abundance, with feature stain glass windows, parquet flooring, minton tiled flooring, tiled fireplace and much more! You're welcomed into the property via the entrance porch, through to the hallway which is laid to parquet flooring. From the hallway is access to the first floor and two useful walk in storage cupboards. The 22ft L-shaped living room is a light and airy space, has feature tiled fireplace and ample room for living and dining furniture. Located from the living/dining room is a Upvc double glazed conservatory, having patio doors to the side, power, radiator and the best views in the house! Within the breakfast kitchen is a good range of fitted units to the base and eye level, breakfast bar, integrated microwave, integrated fan assisted oven, four ring electric hob, extractor, space for an American style fridge/freezer, space for a dishwasher and access to the rear hallway. Located off the rear hallway is access to the garden, WC, utility and integral garage. The utility has a range of base units, stainless steel sink, space for a washing machine and wall mounted gas fired boiler. The garage has up and over electric door, power and light. To the first floor is the spacious landing which provides access to all three bedrooms, shower room and WC. Bedroom one is 19ft and has dual aspect windows and useful shower enclosure. Bedroom two and three are also well proportioned and the shower room has ample space to incorporate a bath. Externally to the frontage is a gated driveway with walled boundary, block paved driveway, gravel area, access to the garage and gated access to each side of the property. The rear garden has two tiers, with the upper tier comprising of a patio area and the lower tier being mainly laid to lawn, well stocked borders, paths, patio area with timber summer house. A viewing is highly recommended to appreciate this homes excellent location, plot size, views, further potential and spacious layout.





### Entrance Porch

Wood double doors to the front elevation, minton tiled floor, glazed wood door into hallway.

### Entrance Hallway

Parquet herringbone flooring, stairs to the first floor, radiator, glazed window to the front, storage cupboard to the front, glazed window, parquet flooring, further store room to the side, two glazed windows to the side and tiled.

### Kitchen 16' 8" x 10' 1" (5.09m x 3.08m) max measurements

Minton tiled floor, range of fitted units to the base and eye level, composite 1 1/2 sink with drainer, four ring electric hob, extractor, space for free standing dishwasher, integral Hotpoint microwave, integrated electric fan assisted oven, radiator, partly tiled, breakfast bar, space for an American style fridge/freezer, glazed window to the rear, inset downlights, access to rear hallway.

### Rear Hallway

Minton tiled floor, radiator, wood glazed door to rear garden.

### WC

Low level WC, glazed window to rear, tiled.

### Utility 6' 0" x 6' 0" (1.82m x 1.82m)

Minton tiled floor, stainless steel sink, plumbing and space for a washing machine, Glow Worm gas fired central heating boiler, glazed window to the front, fully tiled.

### Integral Garage 21' 7" x 10' 5" (6.57m x 3.18m)

Glazed window to the side and rear, up and over electric door, power and light connected.

### Living Room 22' 10" x 19' 6" (6.97m x 5.94m) max measurements

Wood floor, two radiators, glazed windows to front with secondary glazing, window to the side with secondary glazing and two rear windows, tiled feature fireplace, access to the conservatory.

### Conservatory 13' 5" x 12' 0" (4.08m x 3.65m)

Upvc double glazed construction, patio doors to the side, radiator, power.

### First Floor

#### Landing

Glazed feature window to the front, wall lights, radiator.

### Bedroom One 19' 5" x 11' 7" (5.93m x 3.52m) max measurements

Double bedroom, glazed window to the front and rear, secondary glazing, two radiators, shower enclosure with electric shower.

### Bedroom Two 10' 11" x 10' 11" (3.34m x 3.32m)

Double bedroom, glazed window with secondary glazing, radiator.

### Bedroom Three 10' 11" x 10' 2" (3.33m x 3.10m)

Double bedroom, glazed window to the rear, secondary glazing, radiator.

### WC 4' 5" x 2' 10" (1.35m x 0.86m)

Low level WC, glazed window to the side, fully tiled.

### Shower Room 9' 9" x 9' 6" (2.97m x 2.89m) max measurements

Glazed window to the side, partly tiled, radiator, vanity wash hand basin, wall lights, walk in shower cubicle, chrome shower fitment, built in cupboard.





### Externally

To the front block paved driveway, gated access with walled/hedged boundary, gravel area, mature plants/trees/shrubs, access to the garage, outside water tap, gated access to the sides. To the rear are two tiers, the upper tier is laid to patio with stepped access to the lower tier. The lower tier is laid to lawn, well stocked borders, paths, patio, timber garden room, hedged and fenced boundary.

### Situation

An elevated location offering stunning views over the surrounding countryside, together with the Caudon Canal just a short distance away, which provides many countryside walks. The property is just a short distance from Greenways Primary School. Public houses/restaurants such as Ego, The Lockside and the Sportsman are all within walking distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

Note:

Council Tax Band: E

EPC Rating: TBC

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.  
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