



## 4 Coltslow Farm Stanley Moss Lane, Stockton Brook, Stoke-

Asking Price £595,000

- New Build four bedroom detached executive family home
- Double garage with electric door
- Integrated kitchen
- A CHOICE OF FINISHES ARE AVAILABLE
- Impressive plot \*\*ADDITIONAL AGRICULTURAL LAND AVAILABLE TO PURCHASE\*\*
- Ensuite to bedroom one and two
- Spacious living room
- High specification throughout
- Utility
- Nestled within a development of nine detached homes with a 10 year NHBC warranty



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 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

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |