



7 Copper Mill Close, Whiston, Staffordshire ST10 2QH
Offers around £247,500



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Discover the charm and elegance of this recently built semi-detached house, meticulously enhanced by the vendor to exceed housing standards. With potential for a side extension (subject to planning permission), this property is the ideal choice for first-time buyers or families looking for their dream home.

Step inside to an inviting entrance hall with a convenient cloakroom. The spacious lounge at the rear of the house features a cosy log burner set against a stylish tiled hearth and backdrop, creating a perfect ambiance for relaxation. The kitchen is a chef's delight, boasting cottage-style cream shaker units, wood-effect countertops, and top-of-the-line built-in appliances.

Ascending to the first floor, you'll find the master bedroom complete with en-suite facilities, a second bedroom currently used as a home office, and a well-appointed family bathroom. A staircase leads to the top floor, revealing a generously sized third bedroom, perfect for guests or a growing family.

The exterior of the property is equally impressive. The driveway offers ample parking space and extends to the side of the building, culminating at double gates. The front garden is meticulously maintained, featuring a pedestrian pathway and decorative edging that adds to the home's curb appeal. The double gates open to a stunning rear garden, a true showpiece filled with a variety of plants and flowers, and has even been featured on TV for its breathtaking beauty.

Additional amenities include a separate garage, providing extra storage or parking options.

Don't miss the opportunity to own this immaculate and versatile home, designed for modern living and entertaining. Schedule a viewing today and experience the exceptional lifestyle this property has to offer!



The Accommodation Comprises

Entrance Hall

16'7" x 6'8" (5.05m x 2.03m)

Step through the stylish UPVC door and be greeted by elegant woodblock flooring. The entrance area is brightened by a double-glazed window and warmed by a radiator, creating a welcoming and cosy ambiance as soon as you enter.

Cloakroom

6'1" x 2'10" (1.85m x 0.86m)

Features a pedestal wash hand basin with a modern mixer tap, a low flush WC, a radiator, and a double-glazed window. The part-tiled walls add a touch of elegance to this functional space.

Lounge

11'0" x 16'3" (3.35m x 4.95m)

The spacious lounge spans the width of the property and features a stunning log burner fire set on a tiled hearth with a complementary tiled backdrop. Natural light floods the room through a double-glazed window and step through the patio doors into a meticulously landscaped paradise, brimming with a variety of vibrant plants and flowers.

Kitchen

8'10" x 9'2" (2.69m x 2.79m)

The kitchen features elegant cream shaker-style units with stainless steel handles and wood-effect countertops. There is an inset sink with a mixer tap and a classy dark blue-grey tiled splash-back which add a pop of color and sophistication. Built-in appliances include a Lamona oven, gas hob with extractor hood, Bosch integrated dishwasher, and a fridge and freezer. Though compact, this kitchen is fully equipped with everything you need, blending style and functionality seamlessly. The ceiling is enhanced with inset spotlights providing a bright and inviting atmosphere. A radiator adds extra warmth.

First Floor

Stairs rise to the:

Landing

With access to all rooms and a radiator.

Master Bedroom

12'7" x 12'11" (max) (3.84m x 3.94m (max))

The master bedroom has a radiator for cosy warmth and a double-glazed window that fills the room with natural light, creating a bright and welcoming retreat.

En-Suite Shower Room

6'6" x 5'2" (1.98m x 1.57m)

A contemporary retreat, featuring a sleek, enclosed shower cubicle with a plumbed-in shower. It also includes a pedestal wash hand basin with a modern mixer tap, a low flush WC, and a stylish chrome towel radiator. The room boasts part-tiled walls for easy maintenance and a double-glazed window that adds natural light and ventilation.

Bedroom Two

7'2" x 9'2" (2.18m x 2.79m)

Currently utilised as a home office, offers versatility and can effortlessly be converted into a third bedroom or nursery. It features a radiator and a window.

Modern Bathroom

6'2" x 6'8" (1.88m x 2.03m)

The bathroom is elegantly designed with a panel bath, complete with a mixer tap and shower hand spray for versatile use. It also features a pedestal wash hand basin with a modern mixer tap and a low flush WC. The space is complemented by a chrome towel radiator, part-tiled walls, and a double window that ensures ample natural light and ventilation. Inset spotlights provide bright, focused lighting, enhancing the overall appeal of this well-appointed bathroom.

Second Floor

Bedroom Three

11'8" x 16'3" (max) (3.56m x 4.95m (max))

A charming double guest room, featuring two Velux windows that flood the space with natural light. This inviting room offers a cosy and bright retreat for your guests or of course other family members.

Outside

This property is nestled in a newly developed residential estate, surrounded by picturesque village and countryside retreats. Located in Whiston, you'll enjoy proximity to the popular Golf Club and a vibrant village hall.

Approach the home via a well-maintained tarmac road through the estate, where Copper Mill boasts a tegular paved driveway offering ample parking space. This driveway extends alongside the house, leading to double gates framed by colourful flower borders.

The front elevation features a matching pedestrian paved pathway leading to the front door, flanked by a vibrant flower garden on one side and a neatly cultivated hedge on the other.

The rear garden is a true highlight, traditionally landscaped with meandering paved pathways that navigate through multiple flower beds and charming water feature adorned with tasteful cladding creating a soothing serene environment. At the garden's top outside the patio doors, a spacious patio area awaits, perfect for outdoor seating and enjoying the stunning display of shrubs, flowers, and trees. A greenhouse is also included in the sale, adding to the garden's charm.

Enclosed by timber panel fencing, this garden is not just beautiful but a substantial asset to the property, providing a private and serene outdoor retreat.

The property also features the added benefit of a garage, which is the leftmost of three garages located a short stroll away. This garage provides valuable additional storage or parking space, enhancing the convenience and functionality of the home.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





UNITS 7 & 9

BLACK LANE, WHISTON, STOKE-ON-TRENT, ST10 2JQ

GROSS INTERNAL AREA : 87.1m²



GROUND FLOOR

Kitchen
2800mm x 2700mm 9'4" x 8'11"

Lounge
4900mm x 3400mm 16'3" x 11'1"

WC
2000mm x 1000mm 6'7" x 3'3"

FIRST FLOOR

Bedroom 1
3900mm x 3900mm 12'11" x 12'9"

Bedroom 3
2800mm x 2200mm 9'1" x 7'3"

Bathroom
2000mm x 1900mm 6'7" x 6'3"

En-Suite
2800mm x 1500mm 9'6" x 4'11"

SECOND FLOOR

Bedroom 2
4900mm x 3600mm 16' x 11'10"



Disclaimer: Whilst we endeavour to make our property details accurate and reliable these particulars are set out as a general outline for guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not only rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction.

If you require more information on this development please contact us
Tel: 01254 701844 Email: sales@prestigenewhomes.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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