



## The Laurels 39a Brookhouse Lane, Stoke-On-Trent, ST2 8NE

**Guide price £525,000**

GUIDE PRICE: £525,000 - £550,000

"Home is where the heart is." – Pliny the Elder.

Introducing a beautifully presented detached three-bedroom property, nestled within substantial gardens, offering a great standard of living in a stunning setting. This home features ample parking, detached garage and a summer house ensuring ample space for both vehicles and leisure activities.

Furthermore, there is an opportunity to purchase a plot of land directly opposite the property, measuring approximately an acre. (by separate negotiation)

## Denise White Estate Agents Comments



Situated in a highly regarded residential area, this exceptionally well-maintained property has been owned by the current occupants for many years, with local amenities and road networks conveniently close by.

The home features a meticulous finish, high-quality materials, and a well-balanced design, resulting in spacious accommodation. The layout begins with an entrance hall that leads into a generous living space, which includes a sizable lounge and a dining area at the front of the property. The entrance hall also features useful space beneath the staircase, which could be utilised as a study area. On the ground floor, there is a double bedroom along with a well-appointed bathroom that features both a bath and a separate shower cubicle.

Double doors open into a well-equipped kitchen diner, which has an extensive range of wall and base units, granite work surfaces, and integrated appliances. This area provides direct access to the rear and side gardens, as well as a conservatory/sunroom, ideal for reading and relaxing while enjoying views of the rear garden.

The stairs have oak balustrades with glass panels which contribute to a light, contemporary feel, leading to the first-floor accommodation. Here, a spacious landing provides access to two further double bedrooms and an excellent-sized modern shower room.

Externally, the property is approached via electric gates, offering extensive parking and access to a detached garage. The mature garden setting is private and laid to lawn, complemented by a variety of flowering shrubs, trees, and patio seating areas. Additionally, there is a summer house.

Furthermore, there is an opportunity to purchase a plot of land directly opposite the property, measuring approximately an acre. (by separate negotiation)

## Location



The ST2 8NE area, particularly around Brookhouse Lane, offers a variety of local amenities. Supermarkets, including Asda, located just 0.2 miles away on Bucknall Road, and a Co-op approximately on Werrington Road, provide convenient shopping options. For healthcare needs, Potteries Medical Centre, a local GP surgery, is about 0.7 miles from the area, while St Augustine's Independent Hospital is roughly 2.8 miles away.

Families will find plenty of educational options nearby, with Brookhouse Primary School and St. John's CE Primary School both within easy reach. For secondary education, Stoke-on-Trent Academy is a viable choice.

Transportation is convenient, as the area is well-connected via local roads, including access to the A527 and A50, allowing for easy travel to nearby cities such as Stoke-on-Trent and

Newcastle-under-Lyme. Public transport options are also available, with bus stops on Brookhouse Lane providing regular services to surrounding areas.

Residents can enjoy several parks and green spaces in the vicinity, which offer opportunities for outdoor activities, walking, and relaxation.

Overall, the residential setting of the ST2 8NE area is characterised by a mix of properties that contribute to a peaceful and family-friendly environment. The proximity to open green areas and parks enhances the outdoor lifestyle, appealing to those who enjoy nature and outdoor pursuits

### Entrance Hall



The welcoming entrance hall is accessed through a front door featuring a full-length frosted window, allowing light to pour in while maintaining privacy. The space is adorned with fitted carpeting and a wooden radiator cover over the radiator. Central lighting and elegant coving adorn the ceiling, while the staircase leads to the first floor. Additional wall-mounted radiators and a wall light provide warmth and illumination. Double doors with glass panels allow light to filter through, maintaining an airy feel and elegantly open into the kitchen diner, with access to the lounge-dining room, ground floor bedroom and bathroom nearby. Conveniently located there is a storage cupboard which is fitted with an automatic light, offering a practical solution for organising household items. It houses the hot water cylinder and provides ample shelving and hanging space.

### Lounge Dining Room

26'10" max x 11'10" max (8.20 max x 3.61 max )



Enter this excellent-sized lounge-dining area, designed for versatility and comfort. A UPVC double-glazed bay window provides the space with natural light, creating an inviting atmosphere. There is a stylish wall-mounted fire, adding warmth and elegance. The room features plush fitted carpeting and a stylish radiator cover with radiator, enhancing the modern aesthetic. Complemented by an internal feature window that connects to the entrance hall.

### Dining Area

11'3" x 7'11" (3.45 x 2.42)



A continuation of the carpeting leads into the dining area, where an additional UPVC double-glazed window offers views to the side of the property. Thoughtful ceiling coving and an overhead light fixture create an inviting dining space, complemented by an internal feature window that

connects to the entrance hall. Radiator with radiator cover.

### Ground Floor Bedroom

13'7" x 11'6" (4.15 x 3.53)



This generously sized double bedroom epitomizes versatility, offering ample room for various layouts. It features fitted carpeting and a radiator with a shelf above, complemented by stylish coving and a central light fixture. A UPVC double-glazed window invites natural light from the front aspect. The room is equipped with a range of fitted bedroom furniture, including two double wardrobes with overhead storage, providing both functionality and style. Additional features include bedside cabinets and a dressing table area with drawers, wall-mounted mirror, and spotlights for enhanced illumination. Extra storage is available with drawers and cupboards, ensuring a tidy and organised living space.

### Family Bathroom

8'9" x 7'11" (2.68 x 2.43)



The modern family bathroom is designed for both comfort and functionality, featuring a stylish suite that includes a bath with a shower attachment and a vanity wash hand basin with storage underneath. A wall mirror enhances the sense of space, while a WC and a corner shower with an electric shower complete the suite. The fully tiled walls are both practical and elegant, complemented by a UPVC double-glazed frosted window fitted with blinds for privacy. Inset spotlighting adds a touch of luxury, while adequate shelving space over the units provides perfect storage for toiletries. The tiled flooring, underfloor heating and chrome-style heated towel rail complete this sophisticated bathroom, ensuring a relaxing retreat.

### Kitchen Dining Room

27'11" max x 10'8" max (8.51 max x 3.27 max )



The kitchen dining area is impressively spacious,

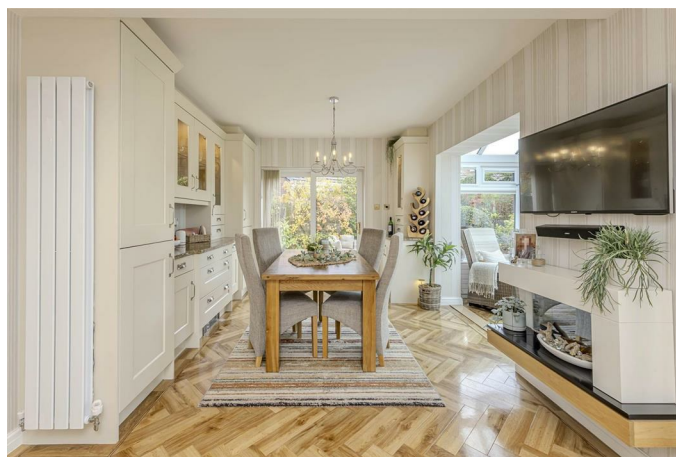
carefully divided into two distinct zones, featuring Amtico flooring that extends throughout the space. It provides direct access to the conservatory/sun lounge and there are sliding patio doors made of durable PVC, leading out to the rear and to the side aspect of the gardens.

### Kitchen Area



The main kitchen area is outfitted with an extensive range of cream wall and base units, complemented by granite work surfaces. Key features include a centrally located Villeroy and Boch Belfast-style sink unit with a Quooker tap and rinser. Along with a NEFF gas hob and a extractor hood over with concealed lighting under the units. The kitchen also offers adequate pan drawers, an integrated dishwasher, an integrated NEFF double oven with an eye-level NEFF microwave, and an integrated fridge freezer, ensuring functionality and convenience. A pull-out pantry and display cabinet enhance the storage options. A UPVC double-glazed window above the sink provides a lovely view of the rear garden, with the uPVC sliding patio doors leading out to the rear garden space.

### Dining Area



Transitioning into the dining area, the Amtico flooring continues, and the space is enhanced by a contemporary wall-mounted radiator. The fitted units in the dining area mirror the kitchen's cream design and granite work surfaces, featuring pull-out drawers, display shelving, and additional storage. Sliding UPVC patio doors lead to a side seating garden area, while a central light fixture, a wall mounted fire surround and a contemporary-style radiator create an inviting atmosphere.

### Conservatory

11'0" x 11'10" (3.37 x 3.61)



The sunroom/conservatory features the same Amtico-style flooring, with UPVC double glazing throughout, including a vaulted roof that allows ample natural light. A large wall-mounted radiator ensures comfort during cooler months. UPVC double-glazed French doors provide direct access to the garden, offering a serene space ideal for relaxation while enjoying the garden views.

## First Floor Accommodation



Stairs from the ground floor in the entrance hall lead up to the first floor landing space.

## Landing



A modern and spacious landing area featuring a sophisticated glass panels on the oak balustrades that enhances the open feel. Complemented by ceiling lights that provide ample illumination and a quality fitted carpet. Enjoy convenient loft access and a skylight that again gives the space more natural light. A walk-in storage cupboard, currently equipped with shelving, offers practical storage solutions, while access to the eaves provides additional functionality. Access to two bedrooms and the shower room.

## Shower Room

11'5" x 8'6" (3.49 x 2.60)



Indulge in a contemporary shower room designed with a light grey colour palette, accented by contrasting dark grey granite work surfaces. The feature wall of darker tiles adds a touch of elegance. The shower cubicle has a rain-style showerhead and a convenient shower attachment, while inset spotlighting create a bright atmosphere. An alcove provides space for toiletries, complemented by a chrome heated towel rail. The vanity wash hand basin is complemented by fitted base units that offer valuable storage, granite work surfaces for additional shelving, and an ideal workstation for makeup, complete with a wall-mounted lighted mirror. The tiled flooring features a shimmering design, while fully tiled walls and additional inset spotlighting enhance the modern appeal. There is also underfloor heating.

## Bedroom

11'6" max x 13'5" (3.53 max x 4.11)



This generous double bedroom features UPVC double-glazed windows to the front aspect, complete with integrated blinds for added privacy. Fitted wardrobes consist of two doubles and one single on one wall, with three additional storage cupboards on the opposite wall. The room has a fitted carpet, inset spot lighting, and a dimmer switch controlled from the landing. Additional storage space is available in a walk-in area that houses the wall-mounted central heating boiler, along with shelving in the eaves.

## Bedroom

15'2" max x 8'0" (4.63 max x 2.46)



This spacious double room is designed for comfort, featuring fitted carpet, a radiator, and a ceiling light. A skylight enhances the ambiance, while a walk-in wardrobe offers ample shelving and hanging space. Additional walk-in wardrobes provide even

more storage solutions, with access to the eaves for further storage space.

## Outside



This property is set on an impressive plot that has been beautifully landscaped by the current owners. A long cobblestone driveway, secured by electric gates and complemented by security lighting, leads up to the property, providing ample parking space and access to the detached garage. The driveway is bordered by neatly maintained hedges, extensive flower beds, and lush lawn areas. The detached garage has an electric up and over door provides ample space to house a car and has an additional utility style area at the rear with wall and base units, tiled flooring and storage space.

Access to the rear of the property reveals a generously sized landscaped garden featuring multiple seating areas. This enchanting outdoor space is adorned with mature trees, shrubs, and a lawn area, complemented by gravel pathways that meander throughout the garden. Highlights include a summer house and a pond, complete with a seating area for relaxation. A flagged patio area provides additional space for outdoor entertaining, seamlessly flowing into the side of the property.

The garden is fully secure, making it an ideal environment for dogs. The wraparound patio, crafted from Indian stone, enhances the outdoor living experience and includes a designated area for relaxation. The pond is well-stocked and features two automatic filters along with fitted UV

lamps for optimal maintenance.

The storage shed and summer house are equipped with lighting and four electrical sockets, while the garage features an electric door, two additional lights, eight sockets, and a side door for convenience.

The back garden offers total privacy, creating a serene retreat perfect for enjoying the outdoors in peace.

### what3words

///songs.proof.bolt

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### Agents Notes

Freehold

All mains services are connected

Gas central heating system - Hive

Doors architrave - hardwood

Alarmed - bluetooth

Electric Charger Power Point

## About Denise White Estate Agents



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### WE WON !!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.



The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2024 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### **Property to Sell or Rent ?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need Help With Your Mortgage ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per

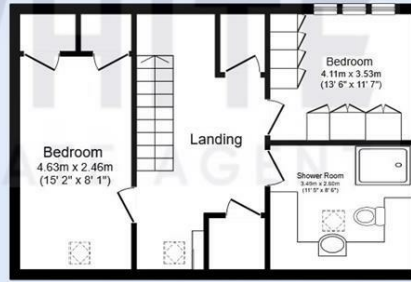
buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan



**Ground Floor**

Floor area 100.9 sq.m. (1,086 sq.ft.)



**First Floor**

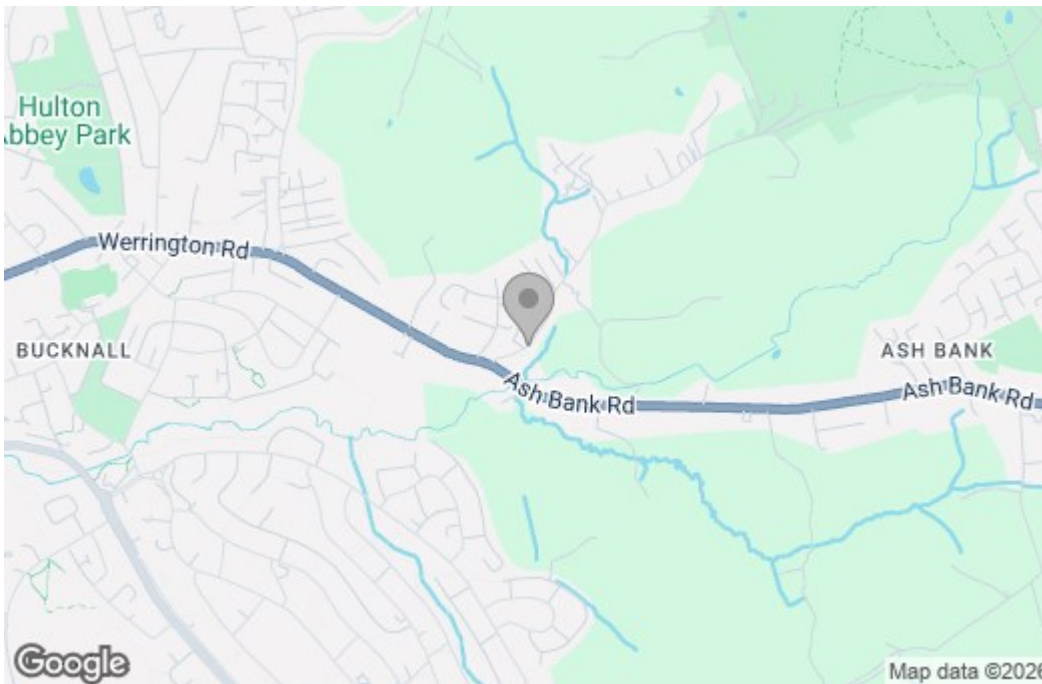
Floor area 47.2 sq.m. (508 sq.ft.)

Total floor area: 148.1 sq.m. (1,594 sq.ft.)

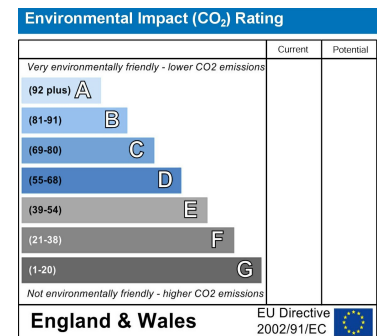
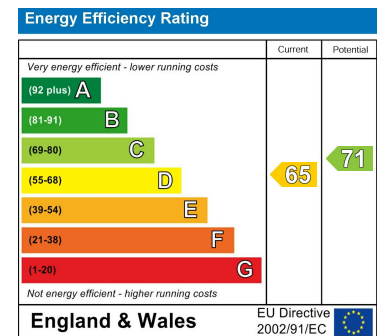
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.