Whittaker & Biggs Est. 1930
Rostons Group

1 Bank End, Brown Edge, Stoke-On-Trent, ST6 8QR

Offers In Excess Of £300,000

- Well-presented three-bedroom detached family home, situated within a sought-after cul-de-sac location
- Stylish kitchen with peninsula unit offering additional preparation space, casual seating and a natural focal point for social gatherings
- Impressive open-plan kitchen, living and dining space, perfectly designed for both everyday living and entertaining, with ample space for dining and relaxation
- Separate sitting room with log burner providing a cosy retreat
- The living section of the open-plan space benefits from underfloor heating
- Three well-proportioned bedrooms each providing excellent space for family members, guests or home working requirements

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Whittaker & Biggs would like to welcome you to this charming detached house in Brown Edge. With three well-proportioned bedrooms and a stylish bathroom, this property is ideal for families or those seeking a peaceful retreat.

The heart of the home is the open-plan kitchen, living, and dining area, which is enhanced by underfloor heating, ensuring a warm and inviting atmosphere. The contemporary kitchen features a sleek peninsula unit, perfect for casual dining or entertaining guests. Adjacent to this space, a separate sitting room boasts a delightful log burner, creating a cosy setting for relaxation during the colder months.

Outside, the property benefits from private driveway parking, providing convenience and security. The residential environment is not only tranquil but also offers easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and accessibility.

3 1 2 D

Council Tax Band: C

Ground Floor

Kitchen / Living / Dining

24'2" x 13'2" max measurement

Composite double glazed door to the frontage, two UPVC double glazed windows to the frontage, UPVC double glazed window to the rear, UPVC double glazed French doors with sidelight windows to the rear, units to the base and eye level, oak work tops, peninsular unit, ceramic hob, electric fan assisted oven and separate grill, integral fridge freezer, integral dishwasher, integral Beko washing machine, integral microwave oven, understairs storage cupboard, cupboard housing the gas fired boiler, vintage style radiator, under floor heating within the living area.

Sitting room

13'2" x 11'8"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, Clarke log burner, vintage style radiator.

Rear Hall

UPVC double glazed door to the rear, stairs to the first floor.

First Floor

Landing

UPVC double glazed window to the frontage, vintage style radiator.

Bathroom

8'8" x 4'9"

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower over, chrome fitments, rainfall shower head, glass concertina shower panel, vanity wash hand basin, chrome taps, low level WC, chrome ladder radiator, shaver point, extractor fan.

Bedroom One

11'7" x 11'3"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, vintage style radiator.

Bedroom Two

11'10" x 9'11"

UPVC double glazed window to the rear, vintage style radiator.

Bedroom Three

11'9" x 8'0"

UPVC double glazed window to the rear, vintage style radiator, over stairs storage cupboard, loft hatch.

Externally

To the frontage, oak porch, gravel and concrete driveway, fence boundary, shale area, hedge boundary, Ohme EV charger.

To the rear, artificial lawn, fence and hedge boundary, gated access to the side aspect, shale area, metal shed.

To the side aspect, porcelain tiled patio, fence boundary.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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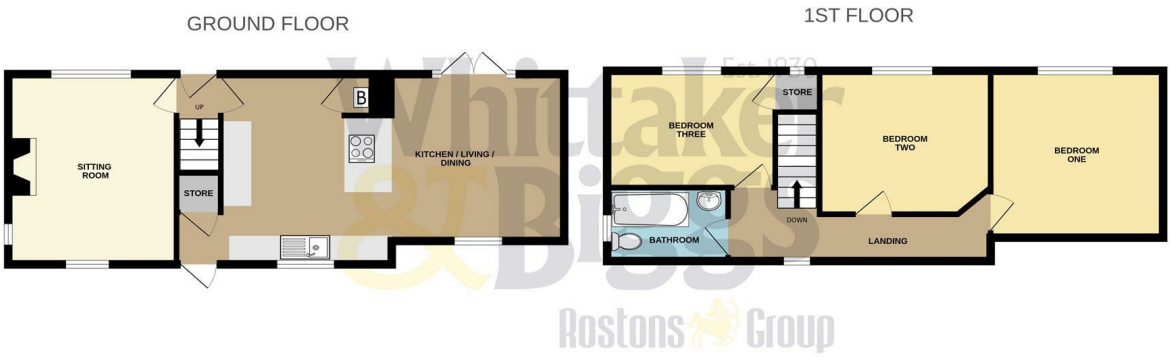

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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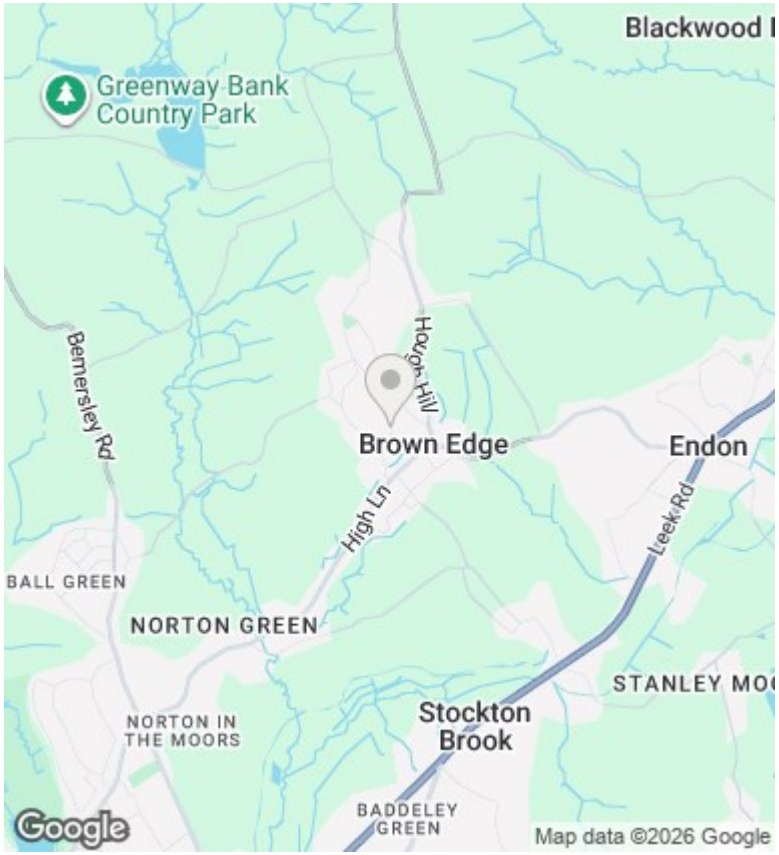


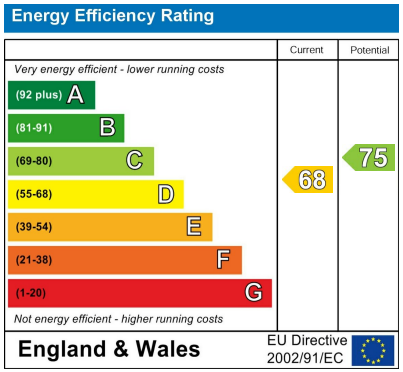
Directions

Viewings

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

Council Tax Band

C



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Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

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