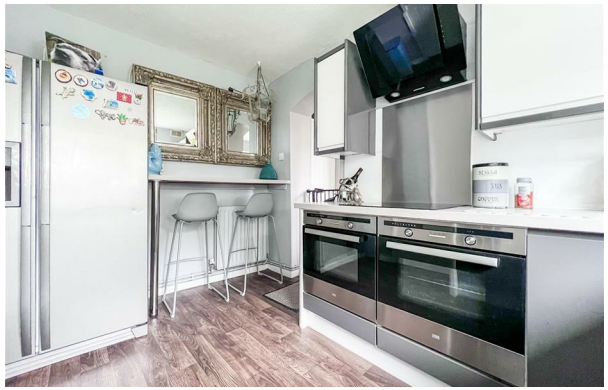
Whittaker & Biggs
Est. 1930
Rostons Group







23 Quarry Close, Werrington, Stoke-On-Trent, ST9 0LA

Offers In The Region Of £295,000

- Spacious four-bedroom property with versatile accommodation arranged over two floors
- Contemporary breakfast kitchen with a stylish and practical design
- Situated in a desirable cul-de-sac location, providing a quieter residential setting
- Two bathrooms, ideal for modern family living
- Separate utility room providing useful additional household space
- Far-reaching views enjoyed from the property, adding to its appeal
- Impressive dual-aspect sitting/dining room measuring over 7 metres in length, creating a superb space for entertaining and relaxation
- Three first-floor bedrooms, offering comfortable and flexible accommodation
- Private garage located opposite the property, providing secure parking and valuable storage

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

23 Quarry Close, Stoke-On-Trent ST9 0LA

Whittaker & Biggs would like to welcome you to this impressive detached house, with four well-proportioned bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The accommodation is thoughtfully arranged over two floors, providing versatility to suit your lifestyle needs.

One of the standout features of this home is the expansive dual-aspect sitting and dining room, which measures over 7 metres in length. This generous space is perfect for entertaining or simply enjoying family time, with ample natural light flooding in to create a warm and inviting atmosphere.

The property boasts two modern bathrooms, ensuring convenience for all residents. Additionally, a private garage located opposite the house offers secure parking and extra storage options, a valuable asset in today's busy world.

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Council Tax Band: C





Ground Floor

Hall
11'10" x 5'11"
Composite double glazed door with side light windows to the frontage, stairs to the first floor radiator, under stairs storage cupboard.

Sitting / Dining Room
25'5" x 13'0" max measurement
UPVC double glazed bay window to the frontage, UPVC double glazed French doors to the rear, two anthracite vintage style radiators, understairs storage cupboard, wall mounted fire.

Kitchen
11'10" x 8'5"
UPVC double glazed window to the rear, units to the base and eye level, Beko ceramic hob, extractor hood, two Cooke & Lewis electric fan assisted ovens, integral microwave, integral Beko dishwasher, composite sink and a half with drainer, chrome mixer tap with spray attachment, breakfast bar, space for an American style fridge freezer, radiator.

Bedroom Four
9'7" x 7'10"
UPVC double glazed window to the frontage, radiator.

Shower Room
5'10" x 5'2"
UPVC double glazed window to the side aspect, shower enclosure, chrome fitments, pedestal wash hand basin, chrome taps, low-level WC, radiator.

Utility Room
8'5" x 7'10"
UPVC double glazed door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, anthracite vertical column radiator.

First Floor

Landing
8'2" x 2'5"
Skylight, loft hatch, airing cupboard housing the Baxi combi boiler.

Bathroom
8'3" x 5'5"
UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, fully tiled, radiator.

Bedroom One
14'7" x 10'0"
UPVC double glazed window to the frontage, radiator.

Bedroom Two
11'11" x 8'10"
UPVC double glazed window to the side aspect, radiator.

Bedroom Three
10'2" x 6'5"
UPVC double glazed window to the rear, radiator.

Loft
Part boarded, pull-down-ladder.

Externally
To the frontage, area laid to lawn, well stocked borders.
To the rear, paved patio, area laid to lawn, hedge and wall boundary, mature trees and shrubs, timber arbour, UPVC shed.

Garage
Brick construction, metal up and over door, located opposite the property.

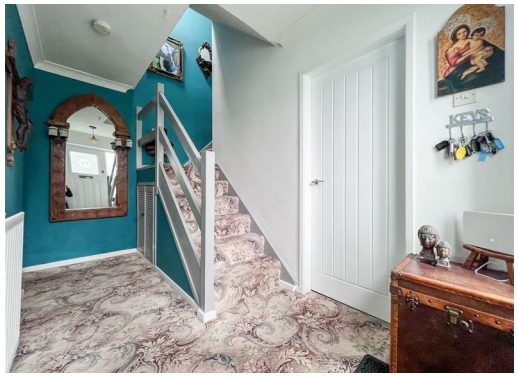
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We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf 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.









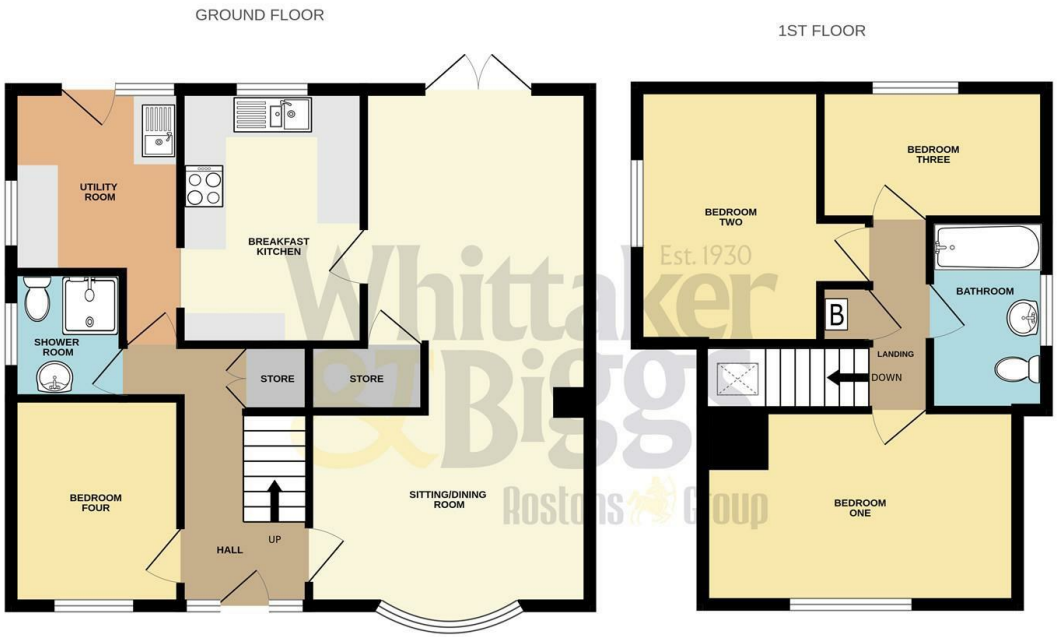




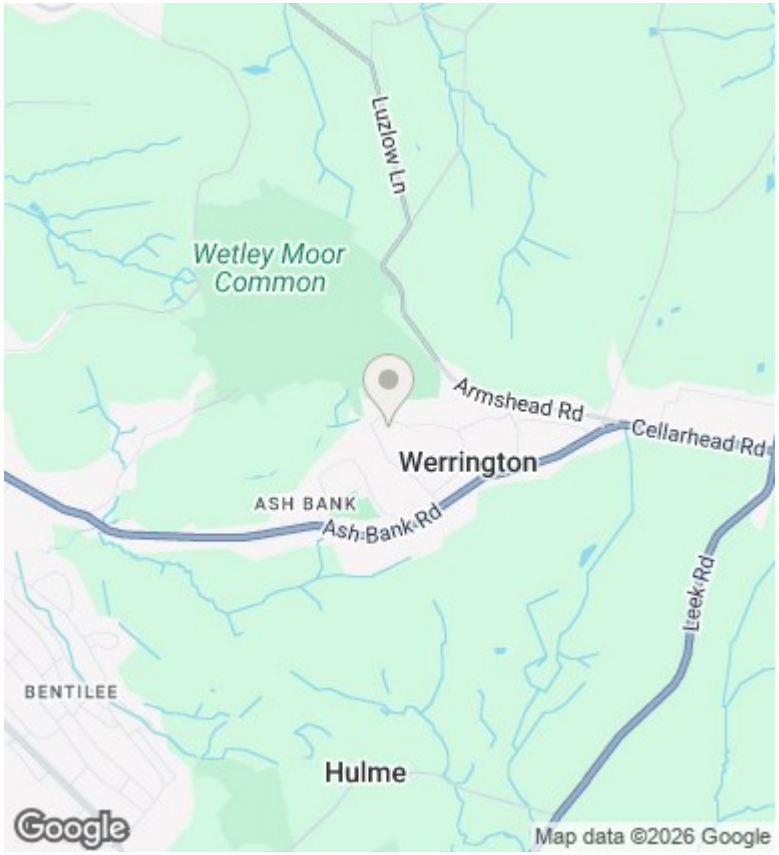



BUSH





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

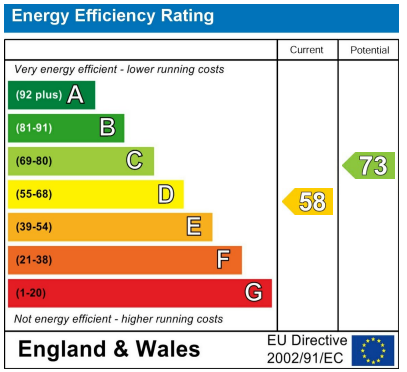


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45-49 Derby Street, Leek, Staffordshire, ST13 6HU
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https://www.whittakerandbiggs.co.uk/