

The Coach House (Plot 2)



The Coach House Stanley Moss Lane, Stockton Brook, Stoke-On-

Asking Price £575,000

- New Build four bedroom detached executive family home
- A CHOICE OF FINISHES ARE AVAILABLE
- Integrated kitchen
- Nestled within a development of nine detached homes with a 10 year NHBC warranty
- Ensuite to bedroom one
- 20ft living room
- ****ADDITIONAL AGRICULTURAL LAND AVAILABLE TO PURCHASE****
- Utility
- Detached double garage with electric door

The Coach House Stanley Moss Lane, Stoke-On-Trent ST9 9LH

This new build executive four-bedroom detached family home will be finished to a high specification throughout and is nestled within an exclusive development, known as Coltslow Farm Development, featuring nine detached homes. Situated within a semi-rural location and within the catchment of Endon High School, this is ideal for families and people who are looking for a quiet but convenient location. The developer is offering a choice of finishes!

The property boasts quality fixtures and fittings throughout, having integrated appliances, underfloor heating to the ground floor, alarm, quartz worksurfaces, veneered oak internal doors, oak staircase with glass balustrade, electric garage door, solar panels, USB sockets and much more! An impressive plot, with gated access to the front, garden and to the rear a further sizeable garden mainly laid to lawn, with block paved driveway, gated access and detached garage.



Council Tax Band:



Entrance Hallway

Composite double-glazed door and window to the front elevation, underfloor heating, storage cupboard off, oak staircase with glass balustrade to the first floor, under stair storage, cloakroom off. - Size : -

Cloakroom

Roca built in WC with push flush, corner sink with chrome mixer tap, tiled splashbacks, underfloor heating. - Size : -

Study / Playroom

14'1" x 9'7"

UPVC double glazed sash window to the front elevation, underfloor heating. - Size : - 14' 1" x 9' 7" (4.29m x 2.93m)

Living Room

20'8" x 13'5"

UPVC double glazed sash bay window to the front elevation, underfloor heating, aluminium bi-fold doors to the rear elevation, feature fireplace set on a stone hearth, wall lights. - Size : - 20' 8" x 13' 5" (6.30m x 4.09m reducing to 3.72m)

Breakfast Kitchen

14'7" x 13'10" (reducing to 14'0" x

Range of fitted units to the base and eye level, quartz worksurfaces and upstands, quartz splashback to hob, integral combination oven/grill, fan assisted oven, integral fridge, integral freezer, integral dishwasher, induction hob with a black angled extractor fan, aluminium double glazed bi-fold doors to the rear elevation, underfloor heating, inset down lights, UPVC double glazed window to the side elevation, stainless steel 1 ½ undermount sink, drainer grooves, satin finished mixer tap. - Size : - 14' 7" x 13' 10" (4.44m reducing to 4.27m x 4.22

Utility Room

10'5" x 5'2"

Underfloor heating, matching base units, plumbing and space for washing machine and dryer, stainless steel sink with mixer tap, composite double-glazed door to the side elevation, Ideal Logic gas fired central heating boiler, quartz worksurfaces and upstands, cupboard housing: underfloor heating system and alarm system. - Size : - 10' 5" x 5' 2" (3.17m x 1.57m)

First Floor

- Size : -

Half Landing

UPVC double glazed window to the rear elevation. - Size : -

Landing

Loft access, inset down lights, radiator, storage cupboard housing pressurised water system, storage cupboard off with fixed shelving. - Size : -

Bedroom One

13'10" x 13'0"

Radiator, double glazed sash windows to the front elevation, built in wardrobes, inset down lights, ensuite off. - Size : - 13' 10" x 13' 0" (4.22m into wardrobe x 3.95m)

Ensuite

8'2" x 5'7"

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, Roca toilet, built in cistern, vanity sink unit with chrome mixer tap, quartz worksurfaces, storage beneath, UPVC double glazed window to the side elevation, partly tiled, inset downlights. - Size : - 8' 2" x 5' 7" (2.50m x 1.71m)

Bedroom Two

16'3" x 9'1" (reducing to 13'0"x)

UPVC double glazed sash windows to the front elevation, radiator. - Size : - 16' 3" x 9' 1" (4.95m reducing to 3.95x 2.76m)

Bedroom Three

14'1" x 10'3"

UPVC double glazed window to the rear elevation, radiator, loft access. - Size : - 14' 1" x 10' 3" (4.29m x 3.13m)

Bedroom Four

11'4" x 10'1"

UPVC double glazed window to the rear elevation, radiator. - Size : - 11' 4" x 10' 1" (3.45m x 3.08m)

Bathroom

10'10" x 7'1"

Panel bath, chrome mixer tap, Roca built in toilet, Roca vanity sink unit with mixer tap, storage beneath, quartz worksurfaces, corner shower with chrome fitment, chrome heated ladder radiator, partly tiled, inset downlights, UPVC double glazed sash window to the front elevation. - Size : - 10' 10" x 7' 1" (3.29m x 2.16m)

Externally

To the front: dry stone wall, gated access, area laid to lawn, block paved path through to the side of the property with fenced gated entry to the rear of the property.

To the rear: area laid to lawn, courtesy lighting, power point, fencing, stone walled boundary, block paved driveway, well stocked borders.

- Size : -

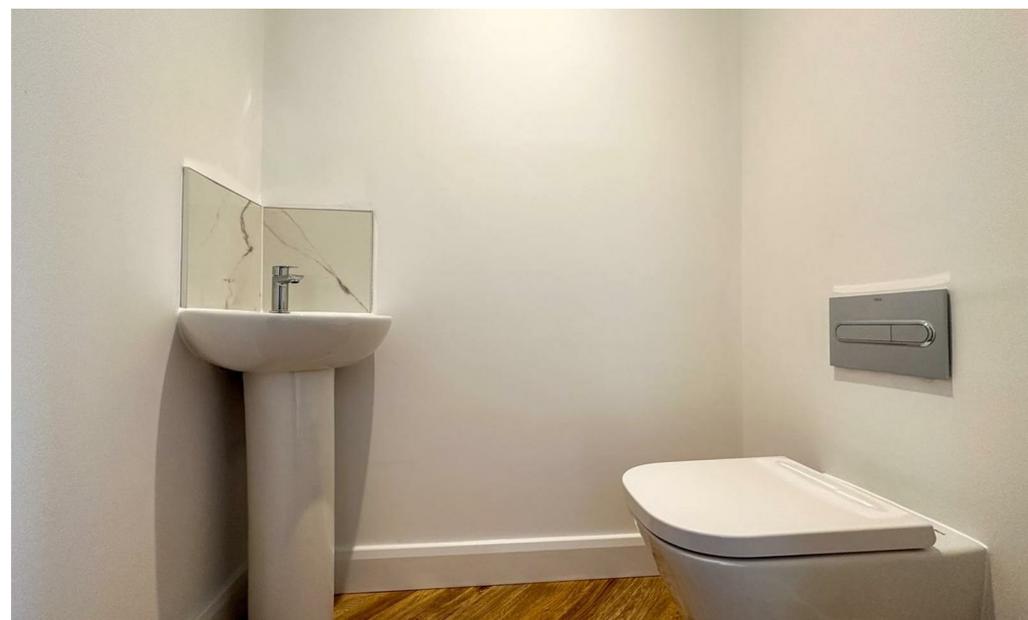
Garage

17'9" x 18'2"

Double garage, electric up and over door, power and light connected, courtesy lighting outside. - Size : - 17' 9" x 18' 2" (5.41m x 5.53m)

AML REGULATIONS

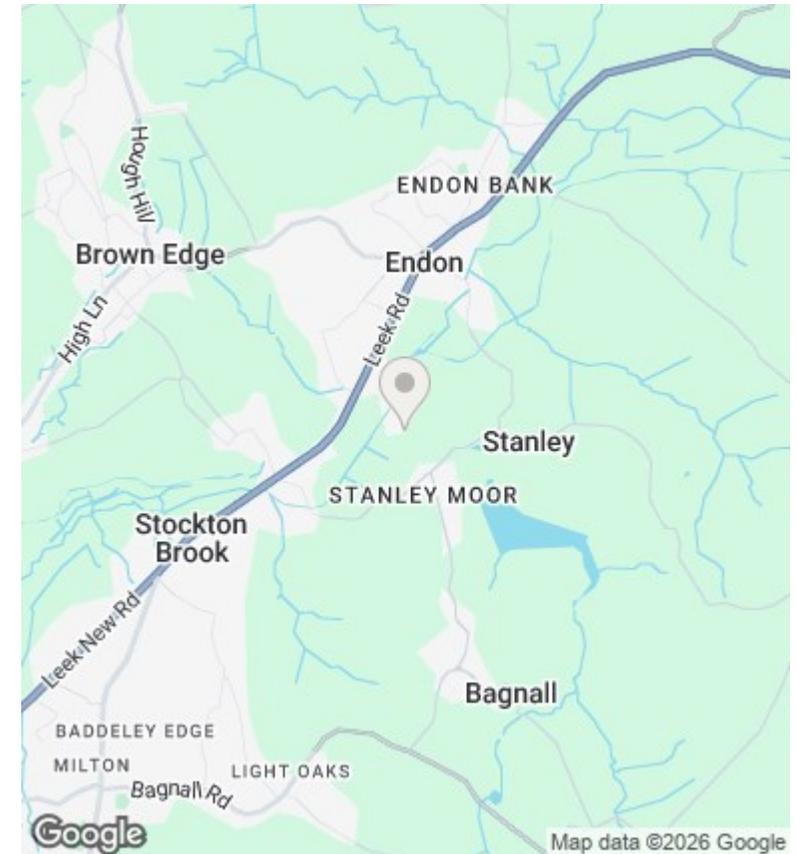
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

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

Viewings

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

Council Tax Band

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