



## 28 Oak Mount Road, Stoke-On-Trent, ST9 0BZ

Offers in the region of £380,000

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"People usually are the happiest at home" ~ William Shakespeare

An executive four-bedroom detached family home set in a highly sought-after location within the village of Werrington. Updated and improved to an excellent standard, the property offers spacious and versatile accommodation ideal for modern family living. Highlights include a contemporary refitted kitchen with French doors to the garden, an impressive lounge/dining room with conservatory, and a superb principal suite with dressing room and en-suite wet room. Additional features include a versatile attic room, off-road parking for two vehicles and a private, low-maintenance rear garden. Conveniently positioned close to popular schools and a wide range of local village amenities.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Estate Agents Comments

An executive four-bedroom detached family home, occupying a highly sought-after position within the popular village of Werrington. Having been thoughtfully updated and improved by the current owner to an excellent standard, the property offers spacious and versatile accommodation perfectly suited to modern family living.

To the ground floor, a welcoming entrance hall provides access to the staircase rising to the first floor and doors leading to the downstairs WC, lounge and kitchen. The kitchen has been refitted with a contemporary range of units and incorporates space for a range-style cooker. French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A useful utility room adjoins the kitchen, offering additional storage and practical workspace.

The impressive lounge/dining room spans the side of the property and features a stylish wall-hung contemporary fireplace. This space flows seamlessly into the conservatory, which enjoys pleasant views over the rear garden and provides a further reception area.

To the first floor, the principal bedroom is positioned to the front of the property and benefits from a superb dressing room and a modern en-suite wet room. Bedroom two also enjoys a front aspect, while bedrooms three and four are located to the rear, overlooking the garden. Completing the first-floor accommodation is a contemporary family bathroom. From bedroom four, a staircase leads to a versatile attic room, ideal for use as a home office, hobby room or playroom.

Externally, a driveway provides off-road parking for two vehicles, while to the rear there is a private, low-maintenance garden, ideal for family enjoyment.

The property is conveniently positioned within easy reach of Werrington's popular schools and a range of local amenities, including shops, food outlets, a doctors' surgery, library, church and village hall.

## Location

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

If it is the local countryside you want to see then you don't need to go far, with open fields and stunning scenery within a short walk of the property.

## Entrance Hall



Composite entrance door to the front aspect. Laminate flooring. Stairs off to the first floor. Under stairs storage. Radiator. Ceiling light. Doors leading into: –

## WC

5'10" x 2'7" (1.80 x 0.79)



Fitted with a low-level WC and vanity wash hand basin unit. Vinyl flooring. Part tiled walls. Obscured uPVC window to the front aspect. Ceiling light.

## Lounge Dining Room

25'8" x 8'0" extending to 9'10" (7.83 x 2.44 extending to 3.01)



Laminate flooring. Two radiators. Wall mounted electric fireplace. uPVC window to the front aspect. Coving to the ceiling. Two ceiling lights. uPVC French doors into:-

## Conservatory

9'5" x 9'4" (2.89 x 2.87)



uPVC double glazed with French doors leading to the rear garden. Tiled flooring. Ceiling light and fan.

## Kitchen

17'5" x 10'7" (5.32 x 3.24)



Fitted with a range of wall and base units with worksurfaces over incorporating one and a half bowl sink and drainer unit with hose mixer tap. Space for range style cooker with extractor hood over. Plumbing for a dishwasher. Laminate flooring. Radiator. uPVC French doors leading to the rear garden. uPVC window to the rear aspect. To ceiling lights. Door leading to the lounge. Door leading into:-

### Utility Room

11'8" x 8'10" (3.57 x 2.70)



Laminate flooring. Plumbing automatic washing machine. Wall mounted 'Main' gas combination boiler. Ceiling light.

### First Floor Landing



Carpet. Loft access. Ceiling light. Doors leading into:  
-

### Bedroom One

12'5" x 9'4" (3.81 x 2.87)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Door leading to the ensuite. Opening into the dressing room.

### Ensuite Shower Room

8'4" x 3'6" (2.56 x 1.07)



Fully tiled wet room with rainfall showerhead, fitted with a wall hung WC and vanity wash hand basin unit with countertop basin and freestanding mixer tap. Wall mounted heated towel rail. Ceiling spotlights.

## Dressing Room

9'5" x 6'11" (2.88 x 2.12)



Previously a Fifth Bedroom and could easily be restored by reinstating the stud wall. Currently fitted with a bespoke range of clothes storage furniture providing hanging rails, drawers and shelving. Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

## Bedroom Two

8'2" x 10'3" extending to 15'11" max into door (2.50 x 3.13 extending to 4.87 max into door)



Carpet. Radiator. uPVC window to the front aspect. Loft access. Ceiling light.

## Bedroom Three

9'3" x 9'2" (2.82 x 2.80)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

## Bedroom Four

5'0" extending to 8'3" x 12'9" max (1.54 extending to 2.53 x 3.90 max)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Stairs leading to a loft room.

## Bathroom

5'6" x 7'0" (1.69 x 2.15)



Fitted with a suite comprising of panelled bath with rainfall shower over and vanity unit housing a back to wall WC and wash hand basin with mixer tap. Vinyl flooring. Radiator. Obscure uPVC window to the rear aspect. Ceiling light.

## Attic Room

12'5" minimum x 8'6" (3.80 minimum x 2.60)



Carpet. Velux window to the rear aspect. Ceiling light.

## Outside

To the front of the property there is a driveway which provides off road parking for Two Vehicles. Gated access to the side of the property leads to:-

## Garage Store Room

9'0" x 5'9" (2.76 x 1.77)

Providing a useful storage space. Electric roller door to the front aspect. Power and light.

## Rear Garden

The rear garden is a good-sized, private and low-maintenance space, ideal for both family enjoyment and entertaining. Designed for ease of upkeep, it offers a pleasant outdoor setting with ample room for seating and outdoor dining. Well enclosed, the garden provides a safe and secure environment for children and pets, while enjoying a good degree of privacy. An excellent extension of the living space, perfectly complementing modern family life.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

## 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.

## About Your Agent



"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 2025 & 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! 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.

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### **Property To Sell?**

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 A 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.

### **Buyer 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.

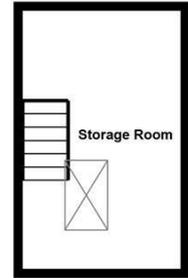
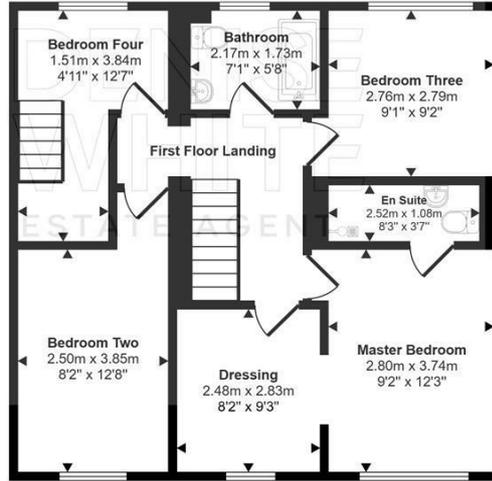
### **Anti-Money Laundering & ID Checks**

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# Floor Plan

Approx Gross Internal Area  
140 sq m / 1509 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.