DENISE WHITE™
BESPOKE ESTATE AGENT









31 Nursery Lane, Stoke-On-Trent, ST9 9PF

Guide price £425,000

GUIDE PRICE £425,000 - £450,000

"Designed for modern family life, with space for everyone to live, gather and grow."

An exceptional four-bedroom semi-detached family home occupying a generous corner plot in the highly sought-after village of Stockton Brook. Beautifully remodelled and finished to a high standard throughout, this unique property boasts four ensuite bedrooms, a stunning open-plan kitchen, dining and living space with bi-fold doors to the garden, versatile reception accommodation and extensive off-road parking. With landscaped gardens, a summer house and flexible living space ideal for growing families or multigenerational living, this is a truly one-of-a-kind home in a fantastic residential location.

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Denise White Estate Agents Comments



An impressive and individually designed four-bedroom semi-detached property, occupying a generous corner plot within the highly regarded and popular residential area of Stockton Brook. Offering spacious and versatile accommodation, excellent outdoor space and the potential for further parking, this unique home is ideally suited to growing families or those seeking flexible multigenerational living.

Approaching the property, a large wooden entrance gate immediately creates a sense of privacy while providing secure access to the generous off-road parking and enclosed plot. The attractive frontage is complemented by a beautiful oak porch, which enhances the property's character and kerb appeal while providing a practical sheltered entrance for boots, coats and everyday family life.

The oak porch opens into a spacious entrance hall, where stylish tiled flooring, stairs rising to the first floor and a feature internal window overlooking the living accommodation create an inviting first impression.

At the rear of the property is a truly impressive open-plan kitchen, dining and living space, designed perfectly for modern family life and entertaining. The stylish Shaker-style kitchen is fitted with quality cabinetry, Quartz worktops, a central island and contemporary pendant lighting. Large bi-fold doors and a substantial glazed lean-to allow an abundance of natural light to flood the space while providing a seamless connection with the garden.

During the warmer months, the bi-fold doors can be opened directly onto the large Indian stone patio, creating an exceptional entertaining area that is equally well suited to family gatherings, summer dining and relaxing with friends.

To the front of the property is a separate and comfortable lounge, featuring French doors overlooking the front aspect together with an attractive feature fireplace. This versatile room also provides access to a useful downstairs shower room and could, subject to individual requirements, be utilised as a fifth bedroom, guest suite or additional reception room.

Completing the ground floor is a practical utility room, housing the property's boiler, together with a separate WC.

To the first floor are four bedrooms, comprising three spacious double bedrooms and a comfortable single bedroom. The double bedrooms are neutrally decorated and enjoy pleasant outlooks, with each benefiting from a stylish contemporary en-suite shower room. The single bedroom also benefits from dual-aspect windows and its own en-suite shower room, making this an exceptionally practical arrangement for family living.

Externally, the property continues to impress. The generous corner plot is approached through the large wooden gate, opening onto a gravel driveway providing parking for at least four vehicles. To the side is a well-maintained lawn garden with attractive, well-stocked borders containing a variety of established perennial planting.

Towards the rear of the garden is a tiered, landscaped gravel area which provides an ideal separate seating or relaxation space. Double gates provide access from the side of the plot onto

Nursery Avenue, offering excellent potential for additional parking.

The rear garden features a substantial Indian stone patio, creating an excellent outdoor entertaining space. A large summer house provides a versatile additional room that could be used as a home office, hobby or craft room, studio or simply a peaceful retreat. A further large shed provides useful storage for gardening equipment and tools.

The entire plot is enclosed by mature hedging, creating a private, secure and secluded environment that is particularly well suited to families with children and pets and offers potential for further development (subject to the appropriate permissions).

Overall, this is a truly one-of-a-kind property offering a superb combination of space, flexibility, privacy and versatility. With its impressive open-plan living space, four en-suite bedrooms, adaptable ground-floor accommodation, extensive parking and generous corner plot, this exceptional home is ideally suited to a growing family or those looking for the flexibility required for multigenerational living.

Location



Situated within the sought-after village of Stockton Brook, Nursery Lane enjoys a fantastic position combining a peaceful residential setting with excellent access to local amenities, highly regarded schools and convenient transport links. The area is particularly popular with families thanks to its community feel and proximity to open countryside, while remaining within easy reach of Stoke-on-Trent city centre and the Staffordshire Moorlands.

The property is ideally located for commuters, with regular bus services along Leek New Road (A53) providing direct routes into Hanley, Stoke-on-Trent and Leek. The A53 also offers excellent road connections to the A500, M6 motorway and surrounding Potteries towns, making travel across Staffordshire and Cheshire straightforward. Rail services are available from Stoke-on-Trent station, just a 20 minute drive away.

Families are exceptionally well catered for, with Greenways Primary School just a short walk away on Nursery Avenue, making the morning school run effortless. The area is also served by several well-regarded primary schools and Endon High School, a popular secondary school located just over a mile away.

Stockton Brook is well known for its excellent choice of pubs and eateries. Popular nearby destinations include Ego at The Hollybush, Rose & Crown and The Travellers Rest, offering a range of dining options from relaxed family meals to traditional country pub cuisine. Golf enthusiasts will also appreciate the nearby Greenway Hall Golf Club and restaurant.

Entrance Porch

5'1" x 8'3" (1.56 x 2.52)



Kitchen Dining Area

16'11" x 12'2" (5.17 x 3.72)



Living Room

12'10" x 11'10" (3.92 x 3.61)



Living Area

16'4" x 13'5" (4.99 x 4.10)



Inner Hall

5'3" x 6'5" (1.61 x 1.96)



Entrance Hall

13'8" x 6'6" (4.19 x 1.99)



Shower room

6'5" x 6'11" max (1.97 x 2.12 max)



Utility

4'8" x 5'2" (1.44 x 1.60)



En-suite

4'11" x 5'8" (1.51 x 1.74)



WC

2'8" x 4'11" (0.82 x 1.50)



Bedroom Two

12'11" x 11'3" (3.95 x 3.43)



Bedroom One

12'2" x 13'0" max (3.73 x 3.97 max)



En-suite

4'3" x 5'2" (1.31 x 1.60)



Bedroom Three

10'0" x 11'9" (3.05 x 3.60)



En-suite

5'0" x 4'0" (1.53 x 1.24)



Bedroom Four

6'7" x 12'0" (2.02 x 3.66)



En-suite

5'0" x 3'10" (1.53 x 1.18)

Outside



Occupying a generous corner plot, the property enjoys attractive and private gardens to the side and rear. A large wooden gate opens onto a gravel driveway providing secure off-road parking for at least four vehicles, with additional gated access from Nursery Avenue offering potential for further parking. The side garden is mainly laid to lawn with well-stocked perennial borders, while the landscaped rear garden features a large Indian stone patio, tiered gravel seating area and spacious summer house. A substantial garden shed towards the front of the property is ideal for storage of gardening tools. Enclosed by mature hedging, the garden provides a safe and secluded outdoor space ideal for entertaining, children and pets.

Summer House



Agents Notes
Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band C

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!

Property To Sell?
Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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.

Why We Love This Home
We love this home because it offers something truly unique for modern family living. With every bedroom benefiting from its own stylish en-suite, it's perfectly designed for multigenerational families, older children wanting their own space, or anyone who regularly hosts guests while still enjoying privacy.

The stunning open-plan kitchen, dining and living space is the real heart of the home, opening effortlessly onto the garden through bi-fold doors and creating a fantastic space for entertaining.

It's a home that's as practical as it is impressive, offering flexible living space in one of Stockton Brook's most sought-after village locations.

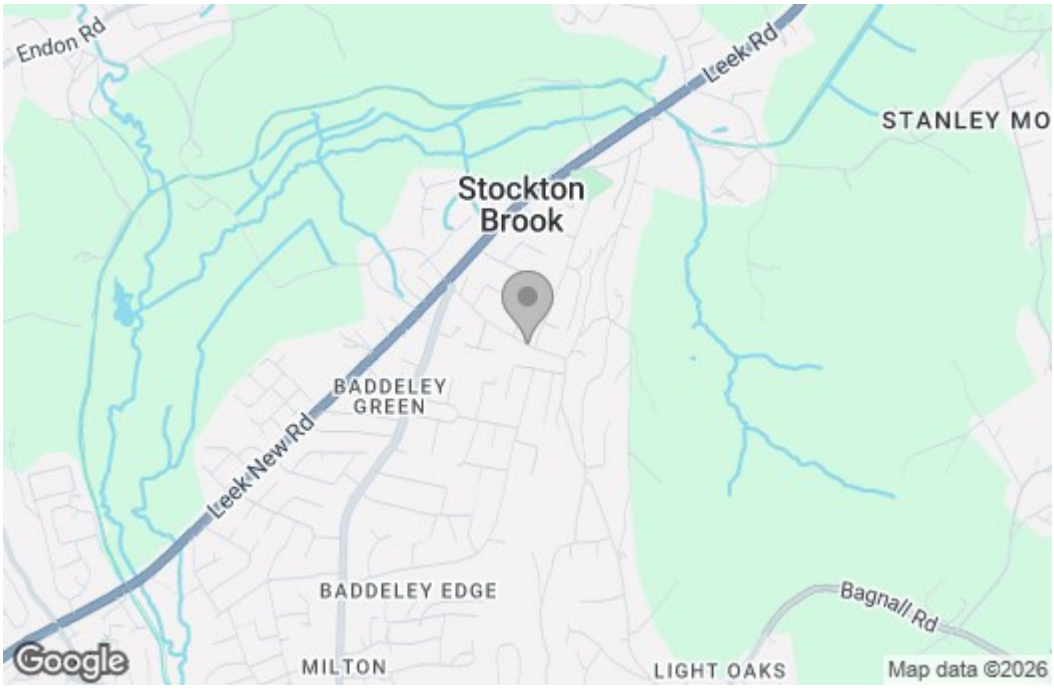
Floor Plan



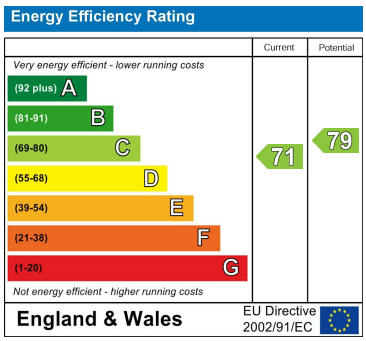
Total floor area: 153.9 sq.m. (1,656 sq.ft.)

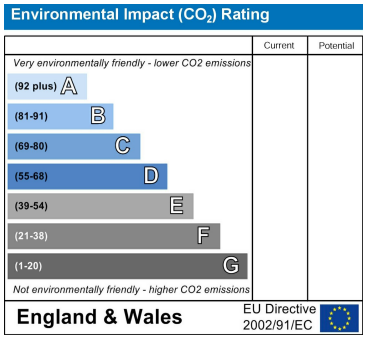
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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