



## Four Winds Leek Road, Werrington, Stoke-On-Trent, ST9 0HX

Offers In The Region Of £550,000

- Substantial detached family residence offering spacious and versatile accommodation throughout
- Five well-proportioned bedrooms, ideal for growing families and multi-generational living
- Principal bedroom benefiting from a stylish en-suite, complemented by a modern family bathroom
- Stunning open-plan kitchen, living and dining space designed for contemporary family life
- Feature bi-fold doors and Velux skylights creating a bright and airy living environment
- High-specification kitchen incorporating a central island unit, granite worktops, underfloor heating and an Aga log burner
- Elegant sitting room with a bay window and a second Aga log burner, providing a cosy retreat
- Additional garden room and separate utility room offering excellent flexibility and practicality
- Extensive driveway providing parking for multiple vehicles, alongside two garages with electric doors

# Four Winds Leek Road, Stoke-On-Trent ST9 0HX

Whittaker & Biggs would like to welcome you to this remarkable detached house, Four Winds. The spacious property boasts five well-appointed bedrooms, making it an ideal family home. The heart of the house is undoubtedly the stunning open-plan kitchen, living, and dining space, which is designed to be both functional and inviting.

The kitchen is a chef's dream, featuring high-specification finishes, including a central island unit, underfloor heating, and exquisite granite worktops. The space is further enhanced by bi-fold doors that seamlessly connect the indoors with the outdoors, allowing natural light to flood the area. Velux skylights add to the airy feel, creating a bright and welcoming atmosphere.



Council Tax Band: E



## Ground Floor

### Hallway

13'9" x 7'10"

Composite double glazed door with sidelight windows and transom window to the frontage, stairs to the first floor, radiator, tiled floor, understairs storage cupboard.

### Sitting Room

11'10" x 11'10" (not including bay)

UPVC double glazed bay window with shutters to the frontage, UPVC double glazed window with shutter to the side aspect, Aga log burner, exposed brick chimney breast, radiator.

### Kitchen / Dining / Living

30'6" x 20'0" max measurement

Bi-fold doors with transom window to the rear, three Velux skylights, two UPVC double glazed windows to the left side aspect, UPVC double glazed window to the right side aspect, UPVC double glazed window to the rear, units to the base and eye level, island unit with ceramic undermount sink and chrome mixer tap, granite work top, Aga range cooker, space for a freestanding American style fridge freezer, tiled floor, ceramic butler sink, chrome mixer tap, boiling water tap, Bosch integral dishwasher, integral bin, Aga log burner, exposed brick chimney breast, inset ceiling spotlights, under floor heating.

### Garden Room

11'6" x 10'4"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, UPVC double glazed French doors to the side aspect, pedestrian door to garage one, radiator, inset ceiling spotlights, tiled floor.

### Utility Room

10'0" x 5'9"

Two UPVC double glazed windows to the rear, base unit, ceramic sink, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, electric radiator, inset ceiling spotlights, pantry off, WC off.

### WC

4'5" x 2'5"

Low level WC.

## First Floor

### Landing

UPVC double glazed window to the frontage, vintage style radiator, loft hatch, inset ceiling spotlights.

### Bathroom

7'8" x 7'6"

UPVC double glazed window to the rear, inset bath, wall mounted chrome mixer tap and handheld shower attachment, walk-in shower enclosure, chrome fittings, rainfall showerhead, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, anthracite vertical column radiator, fully tiled, inset ceiling spotlights.

### Bedroom One

15'3" x 11'6"

Two UPVC double glazed windows to the frontage, two vintage style radiators, fitted wardrobes, ceiling spotlights, ensuite off.

### En-suite

7'5" x 6'7"

UPVC double glazed window to the rear, walk in shower enclosure, chrome fittings, rainfall shower head, stand mounted wash hand basin, chrome mixer tap, concealed cistern low level WC, vintage style radiator, inset ceiling spotlights, fully tiled.

### Bedroom Two

13'10" x 11'10"

UPVC double glazed window to the rear, radiator.

### Bedroom Three

11'11" x 11'10" (not including bay)

UPVC double glazed bay window to the frontage, radiator.

### Bedroom Four

11'5" x 7'6" max measurement

UPVC double glazed window to the rear, radiator, loft hatch.

### Bedroom Five

8'1" x 7'10"

UPVC double glazed window to the frontage, radiator.

### Loft

Part boarded, light.

### Externally

To the frontage, block paved driveway suitable for multiple multiple vehicles, wall and fence boundary, mature trees and shrubs, gated access to the rear.

To the rear, two raised paved patios, area laid to lawn, fence boundary mature trees and shrubs.

### Garage One

15'4" x 11'8"

Electric door, power and light, pedestrian door to the garden room.

### Garage Two

15'4" x 9'8"

Electric door, power and light.

### AML REGULATIONS

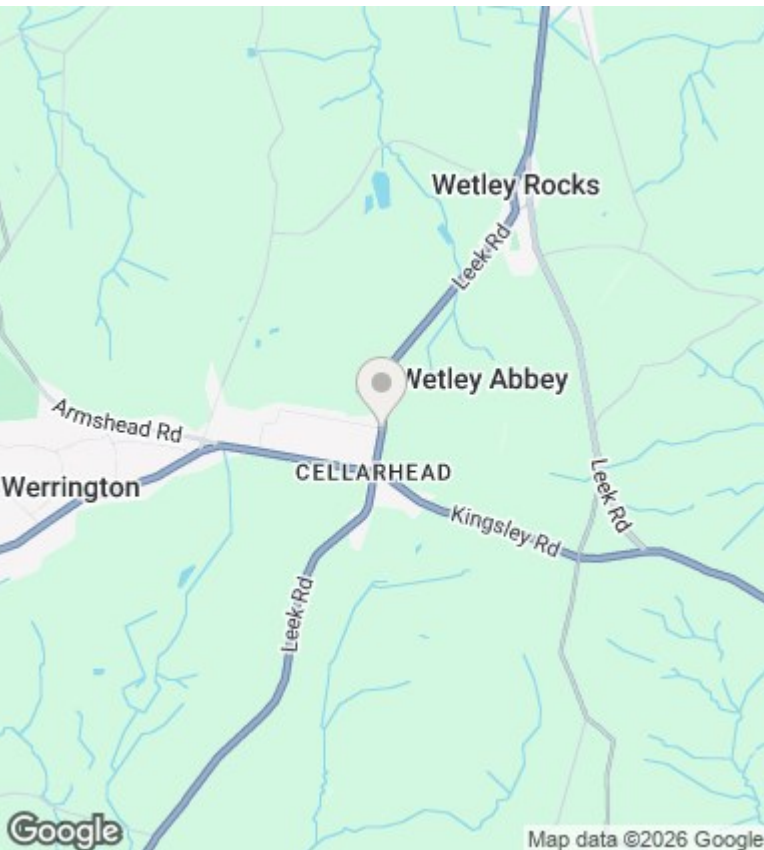
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

**Viewings**

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

**Council Tax Band**

E

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