

# The Plain

Whiston, Stoke-on-Trent, ST10 2HZ

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£270,000

Extremely attractive new build stone built end terrace home with well appointed and high specification accommodation, occupying a fabulous plot and position with far reaching views on the small and quiet cul-de-sac development in the picturesque village.

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Built with pride, attention to detail and an excellent specification, viewing of this impressive new home is absolutely essential to appreciate its turnkey condition and the opportunity to move in immediately, plus its room dimensions including three good sized bedrooms. Further consideration is strongly recommended to appreciate its fabulous plot with gardens to wrapping around three sides enjoying a degree of privacy, and its exact position at the end of the small cul-de-sac development with first floor views to the rear towards Whiston Golf Club and the countryside beyond. Ideal for a variety of potential types of buyers including first time buyers, home movers, investors, or anyone looking for a peaceful country retreat.

Set back from Black Lane in the picturesque village within walking distance to the village hall and golf club, walks through the beautiful surrounding countryside, plus within earshot of the Churnet Valley railway steam trains whistling in the distance. Conveniently located within an easy commutable distance to the surrounding towns of Ashbourne, Leek, Cheshire and Uttoxeter, plus the city of Stoke-on-Trent, and the A52 leading to Derby.

A traditional canopy porch with a composite part obscure double glazed entrance door opens to the hall where doors lead to the ground floor accommodation and the fitted downstairs WC, which has a white two-piece suite. The well-proportioned lounge/dining room extends to the depth of the home having windows to both the front and rear elevation enjoying a pleasant outlook, plus stairs rising to the first floor with a useful understairs cupboard. The impressive fully fitted kitchen has a range of base and eye level units with worksurfaces, an inset sink unit set below the window overlooking the rear garden, a fitted gas hob with an extractor hood over and oven under, plus integrated appliances including a dishwasher, washing machine and fridge/freezer. A part double glazed door provides access to the patio and garden.

To the first floor, the landing has a loft hatch and doors leading to the three good sized bedrooms, all able to accommodate a double bed and all enjoying far reaching views over the surrounding area, especially the two rooms positioned at the rear. Finally, there is the superior fitted family bathroom which has a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above, complementary tiled splashbacks and half tiled walls, plus a chrome effect towel rail.

Outside to the rear, a natural stone paved patio provides a lovely seating and entertaining area enjoying a degree of privacy leads to the good sized garden laid to lawn which wraps around to the side of the property, providing a blank canvas to landscape as you wish and ample space for outside storage or additional relaxing space. To the front, the garden is also laid to lawn. Shared vehicular access leads to a porous tarmac driveway extending to the side of the home, and a turning point providing off road parking for several vehicles.

**What3words:** [///splendid.consults.league](https://splendid.consults.league)

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>


**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band TBC


**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11062026



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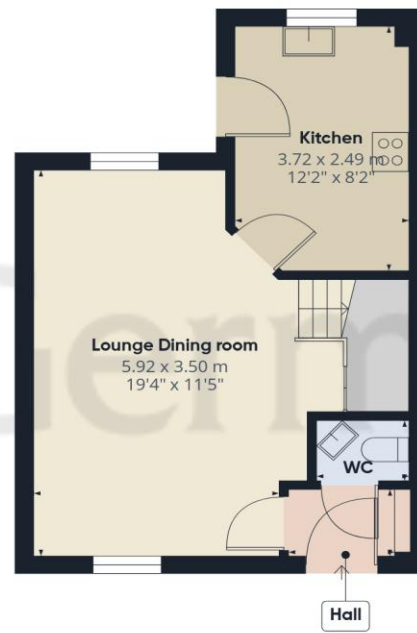
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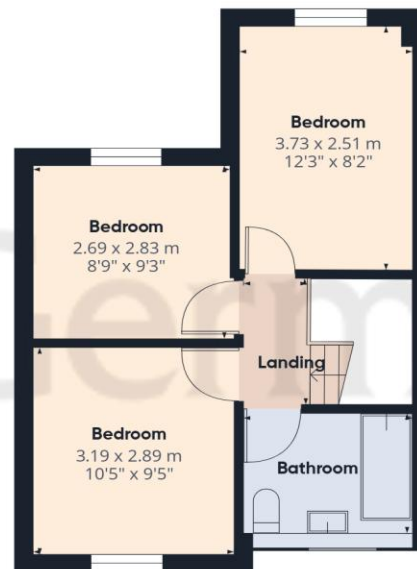
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

70.1 m<sup>2</sup>

756 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Agents' Notes

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## John German

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