

Nursery Lane Stockton Brook Stoke-On-Trent ST9 9PF



Offers In Excess Of £450,000

Nursery Lane, Stockton Brook, Stoke-On-Trent, ST9 9PF

In Stockton Brook's quiet leafy grace , stands a home of charm and generous space.

Five bedrooms poised with elegant ease , or four with room for luxuries.

Each with en-suite , refined and bright. A private retreat at close of night.

High quality fittings throughout the halls , sophistication softly calls.

Granite worktops gleam with pride ,in the kitchen where loved ones gather beside.

An open-plan heart, alive with light , where kitchen, diner and family unite.

Underfloor heating beneath your feet , brings warmth and comfort , calm and sweet.

Bifold doors stretch wide and free , inviting the garden in gracefully.

A large corner plot with space untold , potential waiting rich as gold, For growth , extension , plans anew. A home shaped to welcome you.

Entrance Porch

Welcoming entrance porch consisting half brick and half solid oak with double glazed units. A perfect boot room with oak front door and stained glass feature. Tiled flooring. Composite door leading into hallway.

Hallway

Decorative tiled flooring, school style radiator, ornate corning, open under stairs area, round feature window and stairs off to first floor.

Lounge / Bedroom 5

Oak door. UPVC double glazed patio doors leading to external tiled seating area . Cast iron effect feature open fireplace. ornate corning, radiator. Leads into Office / Dressing area and en-suite shower room.

Office / Dressing Area

Large UPVC double glazed window to the side. Ornate corning. Radiator.

Shower Room

UPVC Double glazed window, tiled floor , shower cubicle housing standard and rain shower heads , low level WC , vanity wash hand basin and heated towel rail radiator.

Open Plan Kitchen / Dinner / Family Room

Bi folding doors and UPVC double glazed windows with electric blinds. Newly fitted kitchen including Island incorporating sink with mixer tap over , granite work tops , base units either side. Further range of eye and base units with granite work tops over. Tiled splash backs, part tiled walls. Gas / electric Rangemaster cooking range with extractor hood. Integral dishwasher. Space for American fridge freezer. Laminate floor, under floor heating, two large radiators , ornate corning throughout. Ideal space for family dining , a snug , family area and socialising.

Dining area , radiator.

Family Area, ornate corning , radiator.

Utility Room

UPVC double glazed window. Eye level storage cupboard housing combi boiler. low level cupboard and high level shelving. Plumbing for washing machine and space for tumble dryer with work top over. Tiled flooring.

Cloakroom

UPVC double glazed window. Low level WC , vanity wash hand basin, decorative part tiled walls, high level shelving, tiled flooring , heated towel rail radiator

First Floor

Landing with loft access. Ornate corning.

Potential to convert large loft space into master bedroom and en-suite or additional living space , subject to building regulations. The conversion may not require planning providing the house qualifies under permitted development rules. We recommend this is looked into prior to any changes.

Master Bedroom

Oak door , UPVC double glazed window, feature ceiling lighting, radiator and built in wardrobe.

En-Suite

Corner shower cubicle housing electric shower , low level WC , vanity wash hand basin and heated towel rail.

Bedroom Two

Oak door ,UPVC double glazed window, feature ceiling lighting, radiator.

En-suite

Corner shower cubicle housing electric shower , low level WC , vanity wash hand basin , heated towel rail.

Bedroom Three

Oak door, UPVC double glazed window, feature ceiling lighting and radiator.

En-suite

Corner shower cubicle housing an electric shower , low level WC , vanity wash hand basin and heated towel rail.

Bedroom Four

Oak door, UPVC double glazed window ,built in cupboards and desk, feature ceiling lighting and radiator.

En-suite

Corner shower cubicle housing electric shower , low level WC , vanity wash hand basin and heated towel rail.

External

The property is situated on a generous sized corner plot and has potential for development subject to obtaining the relevant planning permission. With two double gates leading onto the property from Nursery Lane and Nursery Avenue both with dropped kerbs, the current owners have made full use of the plots future potential. The well established landscaped gardens include a grassed area with well stocked mature borders, an orchard and wild garden, several high level planters, a Dutch style shed with electricity supply, summer house / bar / multifunctional room with electricity supply, three paved patios / seating areas for lazy summer days and al fresco dining.

To the front of the property are double Oak gates and pedestrian gate leading to a stone dash driveway with space for up to 5 cars. Three CCTV cameras provide added security.

Linslade, an immaculate four/five bedroom semi detached property located in the highly regarded area of Stockton Brook. You are welcomed into the property by an oak framed porch / boot room, leading to a spacious entrance hallway with stairs off to the first floor. The property Boast an open plan kitchen / dining room with bi folding doors allowing you to bring the outside in. Newly fitted kitchen with island, granite work tops and under floor heating. Family room. Ground floor cloakroom and Laundry. Additional reception room with shower room off

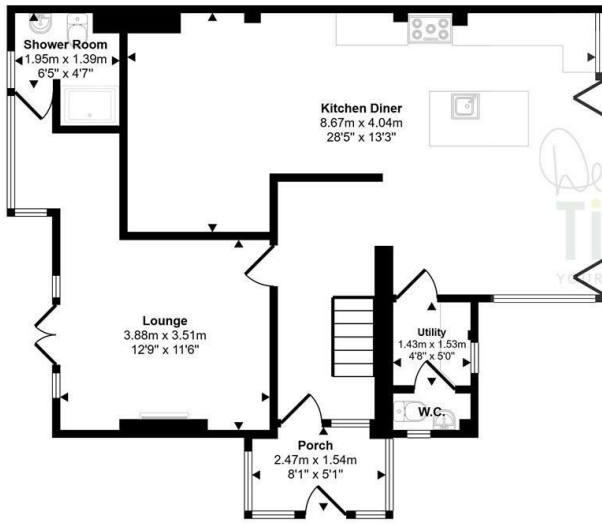
The plot offers potential for development of a single dwelling having access, subject to relevant planning permission.

Close to local shops, schools and amenities internal viewing is essential to appreciate all this beautiful home has to offer.

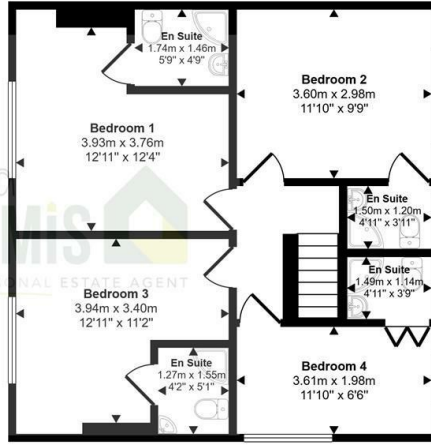
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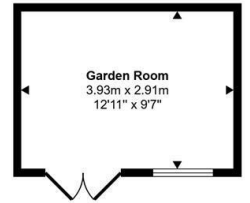
Approx Gross Internal Area
149 sq m / 1606 sq ft



Ground Floor
Approx 78 sq m / 839 sq ft

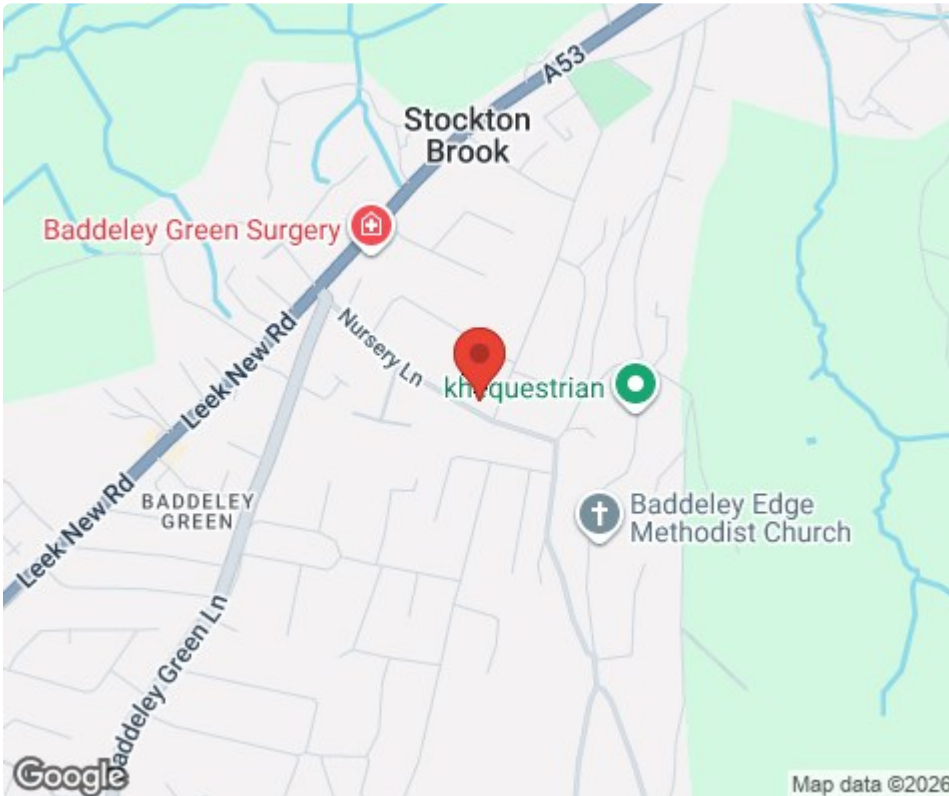


First Floor
Approx 60 sq m / 644 sq ft



Garden Room
Approx 11 sq m / 123 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.



Tenure: Freehold
Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

