CARTERS
ESTATE AGENTS

6 Farm Lea

Ball Green, ST6 8BL

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Price £290,000

UNEXPECTEDLY BACK ON THE MARKET DUE TO BELOW CHAIN BREAK.

Carters are delighted to present to the market this exquisite detached residence, discreetly positioned within a quiet cul-de-sac. This elegant home offers the perfect balance between contemporary living and the serenity of the countryside, with far-reaching views over the rolling hills surrounding Leek.

Beautifully proportioned and extended, the property has been thoughtfully designed to meet the needs of modern family life while maintaining an unmistakable sense of comfort and sophistication. The interior is both welcoming and functional, comprising four generously appointed bedrooms. The principal suite benefits from a private en suite bathroom, offering a secluded sanctuary for rest and relaxation. At the heart of the home lies a spacious open-plan lounge and dining area, creating an inviting environment ideal for both everyday living and entertaining. The kitchen, impeccably designed and finished, is complemented by a separate utility room, enhancing the home's practicality without compromising on style. In addition, the ground floor boasts a dedicated office and a playroom, offering versatile spaces that adapt effortlessly to both professional and family life.

Externally, the property continues to impress! The south-facing garden has been beautifully landscaped to provide a tranquil and private setting for outdoor living. An Indian stone patio offers the perfect venue for al fresco dining and summer entertaining, bordered by a well-maintained lawn and an array of seasonal plants and shrubs that deliver year-round colour and interest. A charming pergola shelters a bespoke play area, thoughtfully finished with artificial grass to ensure both beauty and ease of maintenance.

DON'T MISS THE OPPORTUNITY TO MAKE THIS LOVELY PROPERTY YOUR NEW HOME.

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Entrance Hallway
Composite double glazed entrance door to the front elevation.
Coving to the ceiling. Access to the stairs. Radiator. Amtico flooring.

Kitchen
11' x 8'7" (3.35m x 2.62m)
UPVC double glazed window to the front elevation.
Fitted shaker style kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half sink with a hose tap and a drainer. Electric built in oven/grill. Four ring gas hob with a built in extractor over. Space for an under counter fridge. Partially tiled walls. LED plinth lighting. Tiled flooring.

Utility Room
4'8" x 8'7" (1.42m x 2.62m)
UPVC double glazed entrance door to the side elevation.
Fitted wall and base units with laminate work surfaces. Space and plumbing for a washing machine and a tumble dryer. Stainless steel sink with a mixer tap and a drainer. Tiled flooring.

Lounge Area
14'2" x 11'8" (4.32m x 3.56m)
UPVC double glazed window to the rear elevation.
Electric stove fire with a solid oak mantle. Fitted storage cupboards with shelving. Coving to ceiling. TV aerial point. Radiator.

Dining Area
9'2" x 8'8" (2.79m x 2.64m)
UPVC double glazed double doors to the rear elevation.
Coving to ceiling. Feature wall paneling. Radiator. Laminate flooring.

Play Room / Conservatory
9'2" x 11'1" (2.79m x 3.38m)
UPVC double glazed french doors to the rear and side elevations. UPVC double glazed windows to the rear and side elevations.
Aluminum tiled and fully insulated roof. Recessed ceiling down lighters. Radiator. TV aerial point. Vinyl flooring.

Office
11'42 x 7'11" (3.35m x 2.41m)
UPVC double glazed window to the front elevation.
Recessed ceiling down lighters. Electric heater/radiator. LVT flooring. Integral door leading to the garage/store room.

Garage / Store Room
4'5" x 6' (1.35m x 1.83m)
Power and lighting. Combi boiler.

W.C
Vanity basin unit with a tiled splashback. Recessed w.c. Extractor fan. LVT flooring.

Stairs and Landing
Access to the loft which is partially boarded.

Bedroom One
11'5" x 12'9" (3.48m x 3.89m)
Two UPVC double glazed windows to the front elevation.
Built in wardrobes. Radiator. TV aerial point.

En Suite
UPVC double glazed window to the side elevation.
Shower cubicle with a wall mounted electric shower. Pedestal wash hand basin. Mid level w.c. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

Bedroom Two
12'1" x 9'3" (3.68m x 2.82m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Three
9'6" x 7'3" (2.90m x 2.21m)
UPVC double glazed window to the rear elevation.
Built in shelving. Built in wardrobes. Dado rail. Radiator.

Bedroom Four
8'10" x 8'3" (2.69m x 2.51m)
UPVC double glazed window to the front elevation.
Built in storage cupboard. Feature wall paneling. Radiator.

Bathroom
UPVC double glazed window to the side elevation.
Three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower over, pedestal wash hand basin and a low level w.c.
Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

Externally
To the front of the property, there is a gravel driveway offering off-road parking for two vehicles, along with an external water tap for convenience.

To the rear, you'll find a beautifully landscaped, south-facing garden featuring an Indian stone patio—ideal for outdoor dining and entertaining. The garden also includes a well-maintained lawn bordered by a variety of seasonal plants and shrubs, adding colour and character throughout the year. A dedicated play area sits beneath a charming pergola and is finished with low-maintenance artificial grass.

Additional features include a shed for storage and a summerhouse, which is available by separate negotiation. A side gate provides access to the front of the property.

Additional Information
Freehold. Council Tax Band D.

Total Floor Area: 1194 Square Ft / 111 Square Meters.

Disclaimer
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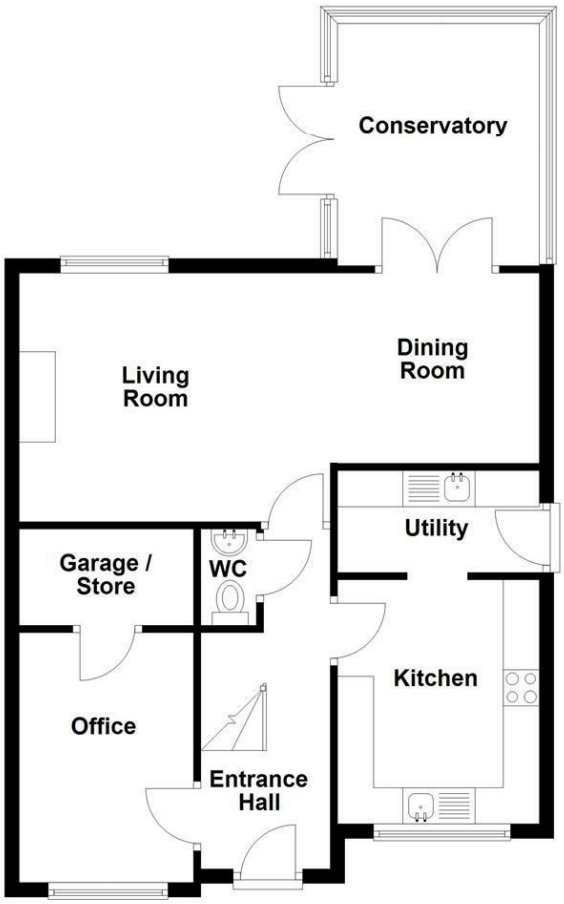
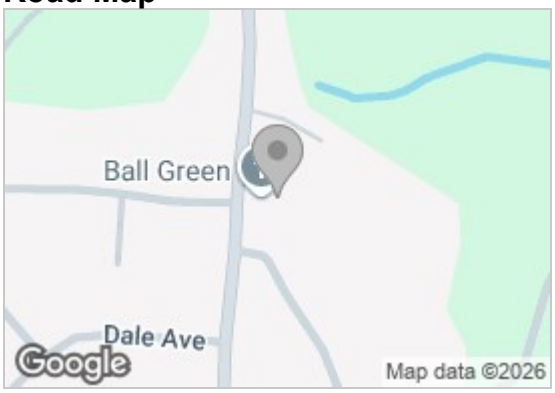
Tel: 01782 470391

Ground Floor



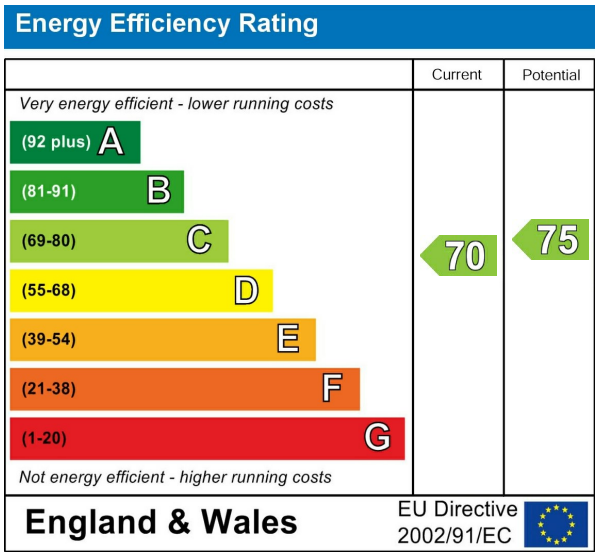
First Floor

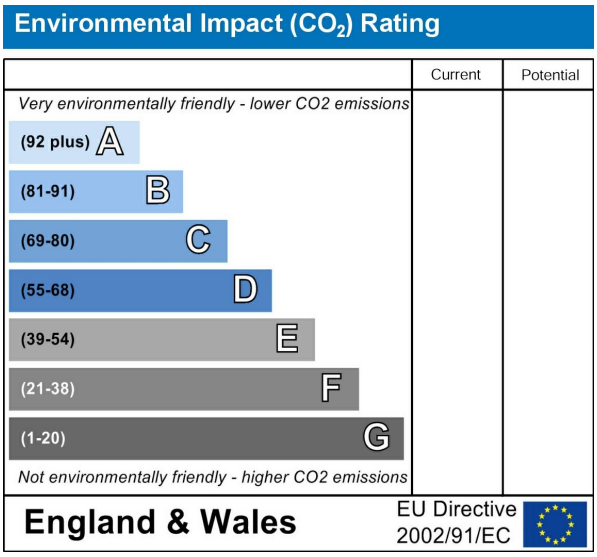
Road Map



Hybrid Map

Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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