



## 158 High Lane

Brown Edge, ST6 8QB

**Offers in excess of £300,000**



Carters are delighted to present this exceptional, fully renovated and substantially extended traditional semi-detached residence, finished to an outstanding specification and seamlessly blending character charm with contemporary luxury.

The property has been meticulously transformed by the current owners, featuring a stunning open-plan kitchen, living and dining space with vaulted ceiling, Velux roof lights and impressive bi-fold doors. The bespoke Magnet kitchen is fitted with a full range of integrated appliances, while luxurious porcelain tiled flooring flows effortlessly from inside to the rear patio, creating seamless indoor-outdoor living. Underfloor heating extends throughout the entire ground floor. Character features including exposed brickwork, feature beams and refined finishes enhance the sense of quality and craftsmanship throughout. A welcoming entrance hall leads to a beautifully appointed front lounge with log-burning stove, while a sleek, contemporary shower room with double enclosure completes the ground floor. Upstairs offers a spacious principal super king bedroom, a further third bedroom, and a luxury family bathroom. The impressive loft conversion forms a stunning second bedroom, enhanced by twin Velux roof lights enjoying far-reaching views.

Externally, a private tarmac driveway provides off-road parking for three vehicles and includes an electric vehicle charging point, enclosed by a charming historic stone wall. Gated access leads to the beautifully landscaped rear garden, predominantly laid to lawn with an elegant porcelain-tiled patio, raised sleeper beds, timber log store, outdoor power socket and tap. A stylish summer house with power and lighting provides an ideal space for a home office, gym, studio or garden retreat.

Situated in the highly desirable village of Brown Edge, this exceptional home enjoys a picturesque setting with excellent local amenities, offering a superb blend of countryside charm and modern convenience.

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## Entrance Hallway

Hardwood double glazed entrance door to the side elevation.

Under stairs storage cupboard. Recessed ceiling down lighters. Tiled flooring with under floor heating.

## Living Room

14'3" x 11'10" (4.34m x 3.61m)

UPVC double glazed window to the front elevation. Composite double glazed entrance door to the front elevation.

Multi fuel stove fire with a brick surround and a tiled hearth. Under floor heating. TV point.

## Open Plan Kitchen / Family /

### Dining Space

21' x 13'9" (6.40m x 4.19m)

Powder coated aluminum double glazed bi fold doors to the rear elevation. Velux roof light.

Magnet fitted shaker style kitchen with a range of wall, base and drawer units and laminate work surfaces. Stainless steel inset sink with a hose mixer tap. Built in electric oven. Four ring induction hob. Built in extractor hood. Built in microwave. Space for an American style fridge freezer. Integrated dishwasher. Dining and living space. Vaulted ceiling with exposed brick. Recessed ceiling down lighters. Wall mounted TV. Tiled flooring with under floor heating.

## Shower Room

UPVC double glazed window to the side elevation.

Double shower enclosure with a rainfall shower and a hand held shower attachment. Vanity basin unit with storage under. Recessed w.c. Space and plumbing for a washing machine. Space for a tumble dryer. Recessed ceiling down lighters. Extractor fan. Heated towel rail. Partially tiled walls. Tiled flooring with under floor heating.

## Stairs and Landing

Built in storage cupboard. Exposed brick feature wall.

Internal door leading to stairs to the second floor.

## Bedroom One

14'2" x 11'9" (4.32m x 3.58m)

UPVC double glazed window to the front elevation with a black out blind. Radiator.

## Bedroom Three

8'10" x 7'10" (2.69m x 2.39m)

Two Velux roof lights with black out blinds.

Feature ceiling beam. Recessed ceiling down lighters. Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation.

Three piece bathroom suite comprising of; panel bath with a mains shower over, vanity basin unit with storage under and a recessed w.c. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Heated towel rail. Feature wall paneling. Built in storage cupboard. LVT flooring.

## Stairs to Second Floor

UPVC double glazed window to the rear elevation with a black out blind.

Radiator.

## Bedroom Two

14'5" x 13'9" (4.39m x 4.19m)

Two Velux roof lights with black out blinds.

Bespoke hand crafted children's den with a double bedframe. Exposed brick feature wall. Radiator.

## Summer House

Anthracite grey UPVC double glazed sliding patio doors to the front elevation.

Power and lighting.

## Externally

To the rear of the property is a tarmac driveway providing off-road parking for three vehicles, enclosed by a historic stone wall and benefiting from an electric vehicle charging point. A gate leads through to the rear garden, which is predominantly laid to lawn and features a stylish porcelain-tiled patio area. Raised sleeper flower beds showcase a variety of seasonal plants and shrubs, while to the side there is a practical timber log store. Additional external features include a power socket and an outside tap.

## Additional Information

Freehold. Council Tax Band C.

Total Floor Area: 83 Square Meters / 893 Square Foot.

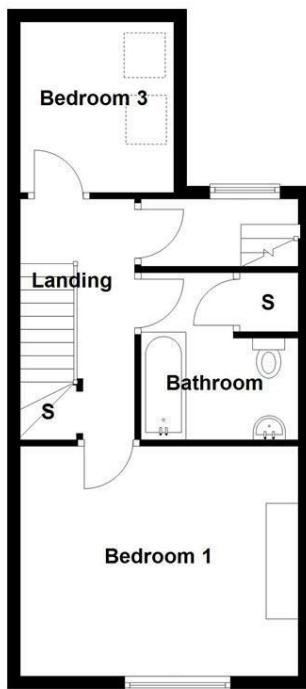
## Disclaimer

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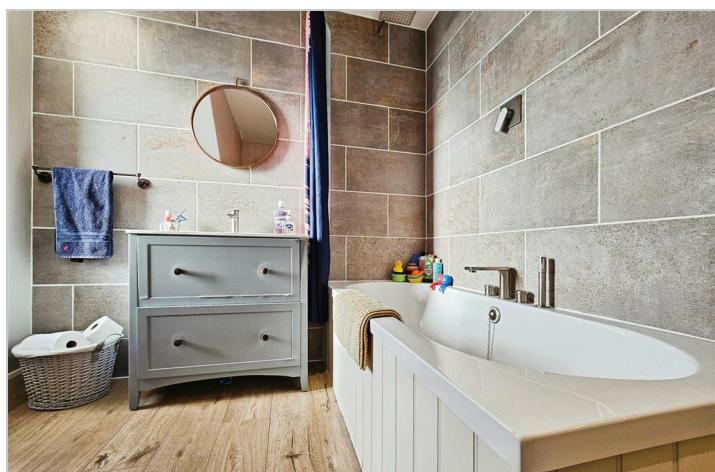
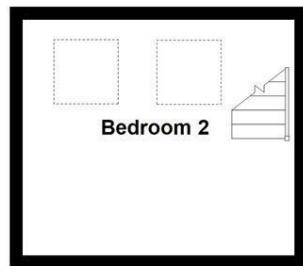
### Ground Floor



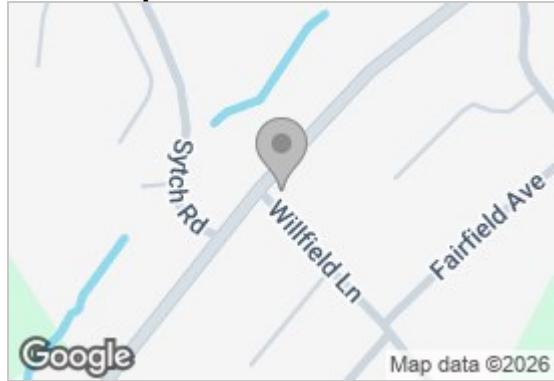
### First Floor



### Second Floor



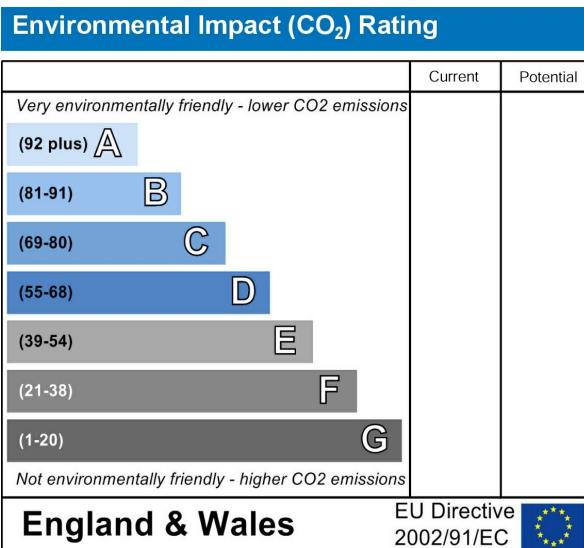
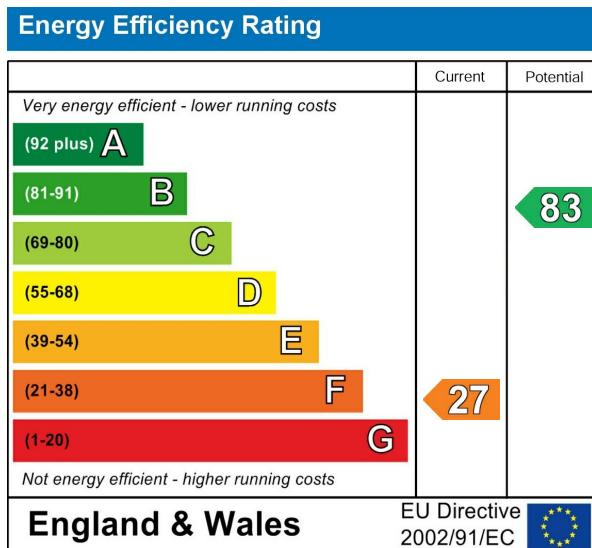
## Road Map



## 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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