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PERCIVAL DRIVE

Nestled in the leafy village of Stockton Brook, this detached family home boasts a tranquil setting and plenty of local amenities, including a village shop, primary school and a selection of pubs and cafes. You can enjoy waterside walks, cycling and fishing along the nearby canal tow-path, while the A527 provides easy access to the market town of Leek and the city of Hanley.









Welcome Home

Pull onto the driveway, which wraps around a lawned garden lined with neat borders and a conifer hedge. There is ample off-road parking for several cars as well as an integral garage with an electric roller door, lighting and plumbing for a washing machine.



Energy-efficient Family Home





Instantly, you'll notice how much care has been taken to maintain and update this energy—efficient family home, with solar panels and battery storage, an EV charger and an excellent EPC rating A. Not only does this reduce your carbon footprint but it also adds long-term value to your investment.

Step into the vibrant entrance hall, where natural light filters through a stained-glass window and beautiful parquet flooring flows through the hall to a convenient storage cupboard and WC.

Straight ahead is a spacious, open-plan lounge and dining room with a plush grey carpet, and an electric fireplace adds a cosy focal point. Large windows along the rear elevation draw in natural light, creating a bright and airy space for relaxed family evenings.

Outdoor Living

“ Guests are always surprised by both the size and privacy of the garden ”

From the dining area, patio doors open onto a dwarf-wall conservatory overlooking the rear garden. This is a great spot for enjoying your morning coffee, entertaining family and friends or a home office. Open the French doors and step outside to a deceptively spacious split-level, enclosed rear garden. Mature borders frame a lawned area and a paved patio, perfect for alfresco dining and summer BBQs. In this charming outdoor space, you’ll find a good-sized timber outhouse, which has the potential to be transformed into an elegant summerhouse.





Sleek Quartz Worktops





Return inside to the contemporary kitchen and breakfast room, featuring integrated appliances, sleek quartz worktops and a central island with stools – a stylish hub where you can linger over breakfast or rustle up delicious homecooked meals. A door leads onto the rear garden while another door gives you internal access to the garage and additional storage.



Retrace your steps through the kitchen and into the entrance hall. Climb the stairs to a galleried landing that leads onto three double bedrooms. Enter the contemporary family bathroom, which resembles something you might see in a glossy magazine, with dark, sapphire-coloured tiles, a waterfall shower over the bath, countertop hand basin and a modern wall-hung toilet.









Uniquely Yours

Each of the bedrooms has fitted wardrobes and pretty views that look onto the rear garden and the tree-fringed hills beyond. Move into the master bedroom, where dual-aspect views look over the rear and front gardens, creating a calming sanctuary for a restful night's sleep.



First Floor

Ground Floor

Master Bedroom
4.76m (15'7") max
x 4.39m (14'5")

Bedroom 3
3.25m x 3.00m
(10'8" x 9'10")

Bedroom 2
3.47m x 3.25m
(11'4" x 10'8")

Landing

Bathroom
2.21m x 2.17m
(7'3" x 7'2")

Store
2.21m x 1.21m
(7'3" x 4')

Conservatory
3.37m x 3.18m
(11'1" x 10'5")

Lounge/Dining Area
8.76m (28'9")
x 4.35m (14'3") max

Kitchen/Breakfast Room
6.10m (20') max
x 4.02m (13'2") max

Reception Hall

Store
1.64m x 1.36m
(5'4" x 4'6")

WC

Store
2.22m x 1.64m
(7'3" x 5'4")

Garage
5.68m x 2.91m
(18'8" x 9'7")

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Addison Mead

EXCLUSIVE