



3 Brownhill Road, Brown Edge, Stoke-On-Trent, Staffordshire, ST6

Offers In The Region Of £320,000

- Two bedroom detached bungalow
- Contemporary kitchen and shower room
- Low maintenance rear garden
- Modernised to a high standard throughout
- Detached garage
- Cul de sac location
- Extended with 19ft family room
- Driveway

3 Brownhill Road, Stoke-On-Trent ST6 8QY

This beautifully presented two bedroom detached bungalow has been tastefully modernised with quality fittings throughout and extended to the rear. The property boasts a 19ft L-shaped family room, 16ft living room, contemporary kitchen, shower room, detached garage and impressive plot which includes a substantial driveway and enclosed low maintenance garden to the rear.

You're welcomed into the property via a porch, then through to the hallway, having herringbone flooring. The living room has a beautiful parquet floor, feature gas fire with tiled surround, wood mantle and bay window to the front, with plantation shutters. The kitchen has a range of shaker style units to the base and eye level, quartz worksurfaces, upstands, Delonghi range style cooker with extractor, built in microwave, space for a free standing fridge/freezer, integral microwave and herringbone flooring. The kitchen opens through to the family room, having matching breakfast bar with quartz worksurface, wine fridge, base cupboards, modern wood burning stove, herringbone flooring, sky light windows and patio doors to the rear garden.



Council Tax Band: C



Entrance Porch

UPVC double glazed door to the side elevation, herringbone flooring. - Size : -

Hallway

Wood glazed feature door, radiator, herringbone flooring, storage cupboard off incorporating Valliant gas fired boiler, loft access which is boarded with light connected and skylight. - Size : -

Living Room

16'1" x 12'1"

Parquet flooring, gas fired set on tiled hearth, surround and wood mantle, UPVC double glazed bay window to the front elevation, window to the side elevation with plantation shutters, cornicing, ceiling rose. - Size : - 16' 1" x 12' 1" (4.90m x 3.69m)

Shower Room

6'3" x 5'4"

Built in cistern with vanity wash hand basin incorporating storage beneath and mixer tap, anthracite radiator, walk in double shower cubicle with chrome fitment, extractor fan, UPVC double glazed window to the side elevation. fully tiled with inset downlights. - Size : - 6' 3" x 5' 4" (1.90m x 1.63m)

Kitchen

10'1" x 10'1"

Range of shaker style units to the base and eye level, stainless steel sink unit, quartz worksurfaces and upstands, De'Longhi range style cooker with five ring hob, electric oven and grill, De'Longhi extractor fan, integral microwave, space

for American style fridge/freezer, radiator, herringbone flooring, inset downlights, integral dishwasher. - Size : - 10' 1" x 10' 1" (3.07m x 3.08m)

Family Room

11'5" x 19'8"

Breakfast bar with base units, Quartz worksurface, wine fridge, two radiators, herringbone flooring, wood burning stove set on granite hearth, UPVC double glazed windows to the side elevation, door to the side elevation, windows to the rear elevation, patio doors to the rear elevation, skylights, solid frame roof, inset downlights. - Size : - 11' 5" x 19' 8" (3.47m x 5.99m)

Bedroom One

12'10" x 11'6"

Patio doors, radiator, built in wardrobes. - Size : - 12' 10" x 11' 6" (3.91m x 3.51m)

Bedroom Two

16'2" x 9'7"

Radiator, UPVC double glazed bay window to the front elevation and plantation shutters, built in wardrobes, overhead storage cupboard. - Size : - 16' 2" x 9' 7" (4.93m x 2.93m)

Externally

To the front and side is tarmacadam driveway, walled boundary, well stocked borders.

To the rear is Indian stone paving, well stocked borders, feature pond with waterfall, walled boundaries, timber shed. - Size : -

Garage

8'2" x 17'4"

Brick constructed, up and over door, power and light connected. - Size : - 8' 2" x 17' 4" (2.48m x 5.28m)

AML REGULATIONS

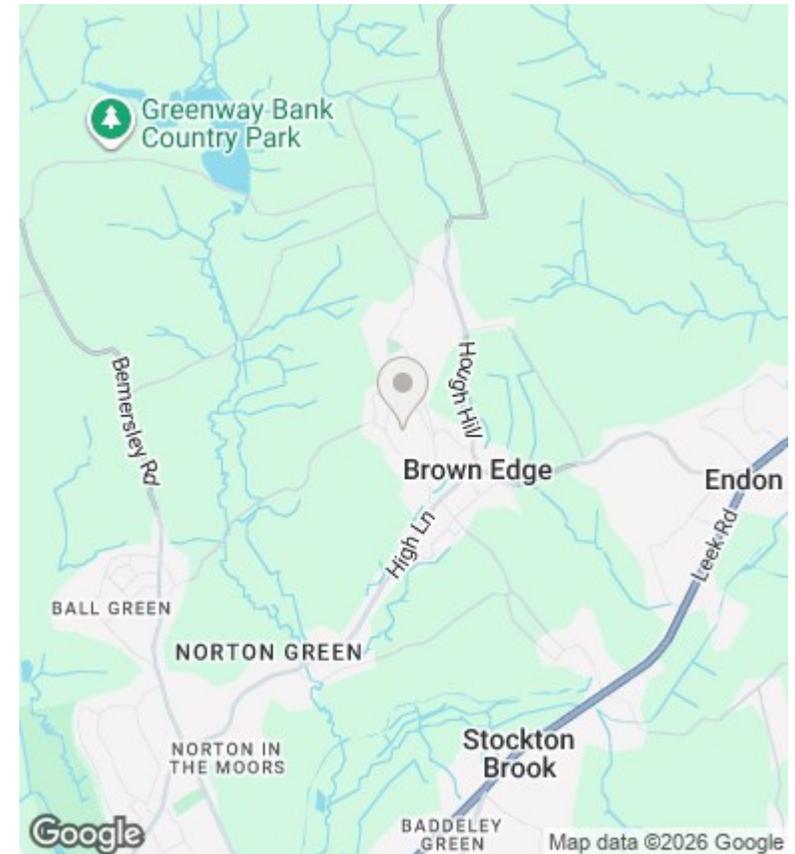
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Letmap 12/22



Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison's supermarket continue straight ahead into Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon just after passing The Plough Inn public house on the right hand side, take the

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	