



## 14 Regency Drive, Stockton Brook, Stoke-On-Trent, ST9 9LG

Offers Over £550,000

- Selling with NO CHAIN!
- Three reception rooms
- Situated in a private road in a sought after location
- Detached executive home
- West facing rear garden with timber summer house
- New boiler under warranty until 2035
- Four bedrooms
- Double garage and driveway for up to four vehicles
- A blank canvas, ready to make your own

# 14 Regency Drive, Stoke-On-Trent ST9 9LG

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this impressive four-bedroom detached home on Regency Drive. Built in 2002, the property spans an impressive 1,894 square feet and is situated on a private road, ensuring peace and privacy for its residents.

Upon entering, you will find three spacious reception rooms, providing ample space for both relaxation and entertaining. The contemporary kitchen, fitted with high gloss units, is a chef's delight, offering a stylish and functional space for culinary creations. The principal bedroom boasts an en-suite bathroom, adding a touch of luxury to your daily routine.

This home is designed with practicality in mind, featuring a double garage and a private driveway that accommodates parking for up to six vehicles, making it ideal for families or those who enjoy hosting guests. The property also benefits from a new boiler, which is under warranty until 2035, providing peace of mind for



Council Tax Band: F



## Ground Floor

### Hallway

13'4" x 9'1" max measurement

Wood double glazed door with side light window to the frontage, stairs to the first floor, understairs storage cupboard, wood double glazed V-shaped bay window to the frontage, radiator.

### Snug

9'3" x 7'0"

Wood double glazed window to the side aspect, radiator.

### WC

9'3" x 2'10"

Wood double glazed window to the side aspect, low level WC, pedestal wash hand basin, brass taps, radiator.

### Utility Room

9'3" x 3'8"

Wood double glazed door to the side aspect, work top, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, radiator, extractor fan.

### Kitchen

13'9" x 10'2"

UPVC double glazed French doors to the rear, wood double glazed window to the rear, high gloss units to the base and eye level, Lamona four ring gas hob, extractor hood, Lamona electric fan assisted oven and separate grill, Neff integral dishwasher, inset ceiling spotlights, tiled floor, radiator.

### Dining Room

10'6" x 8'8"

Wood double glazed window to the rear, radiator.

## Sitting Room

19'2" x 10'8"

UPVC double glazed French doors to the rear, wood double glazed bay window to the frontage, three radiators, Art Deco style gas fire, tiled hearth, wood surround.

## First Floor

### Landing

17'8" x 7'10"

Wood double glazed window to the frontage, airing cupboard housing the hot water tank, radiator, loft hatch.

### Bathroom

9'1" x 6'7"

Wood double glazed window to the side aspect, panel bath, brass telephone style mixer tap and handheld shower attachment, shower enclosure, brass fittings, pedestal wash hand basin, brass taps, low level, WC, partly tiled, radiator.

### Bedroom One

16'0" x 10'9"

Wood double glazed window to the rear, fitted wardrobes, fitted bedside tables, fitted drawers, radiator.

### En-suite

6'6" x 6'4"

Wood double glazed window to the rear, walk in shower enclosure, brass fittings, pedestal wash hand basin, brass mixer tap, low level WC, radiator, partly tiled, extractor fan, shaver, point, inset ceiling spotlights.

### Bedroom Two

14'5" x 10'8" max measurement

Wood double glazed window to the frontage, fitted dressing table, fitted bedside tables, built in wardrobe, radiator.

### **Bedroom Three**

11'2" x 10'9"

Wood double glazed window to the rear, radiator.

### **Bedroom Four**

7'9" x 7'8"

Wood double glazed window to the frontage, radiator.

### **Externally**

To the frontage, area laid to lawn, block paved driveway, double garage.

To the rear, paved patio, area laid to lawn, hedge boundary, timber summer house.

### **Double Garage**

18'2" x 16'11"

Two electric roller doors, UPVC double glazed pedestrian door to the side aspect, two windows to the side aspect, power and light, wall mounted gas fired Glow Worm boiler.

### **AML REGULATIONS**

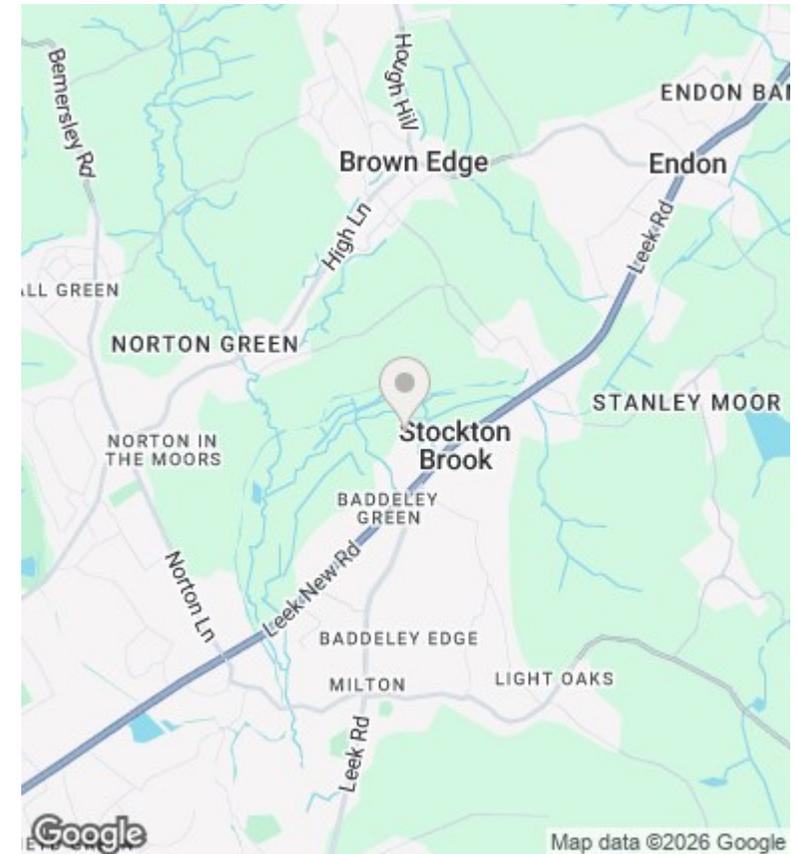
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	