



Nursery Avenue, Stockton Brook, Staffordshire, ST9 9NY.
Offers in the Region Of £325,000

Whittaker Est. 1930
& Biggs

Nursery Avenue, Stockton Brook, Staffordshire, ST9 9NY.

This well presented two bedroom detached bungalow is nestled on a substantial plot, having a gated driveway to the frontage, providing impressive provision of off street parking and enclosed garden to the rear. The property is nestled on a private road and is conveniently situated just a short walk from Greenways Primary. The property has a versatile layout, having two reception rooms, spacious dining kitchen, utility, study/play room, two double bedrooms and a family bathroom.

You're welcomed into the property through the porch and then into the hallway. The hallway has a useful storage cupboard and part panelled walls. Bedroom one is located to the frontage, with bedroom two to the rear. The bathroom services the bedrooms and comprises of a panel bath with shower over, vanity wash hand basin and low level WC. An impressive 21ft open plan living/dining room has ample room for both living and dining furniture, feature fireplace and access to the conservatory, which is located to the rear and provides excellent views of the garden. The dining kitchen is well equipped and has a good range of units fitted to the base and eye level, electric grill/oven, four ring gas hob, extractor, composite sink and ample room for a dining table and chairs. Located off the dining kitchen is the utility, having work surface, space for a washing machine, dryer, free standing dishwasher, wall mounted gas fired boiler and access to the rear garden and study/play room.

Externally to the frontage is a gated driveway and to the side a concrete sectional garage, with the other providing access to the rear garden. The rear garden is laid to patio lawn, having a path, well stocked borders and fenced boundary.

A viewing is highly recommended to appreciate this homes location, plot, spacious layout and further potential.

Situation

An idyllic location offering stunning views over countryside, together with the Cauldon canal just a short distance away, which provides many countryside walks. Greenways Primary School is located a short walk away and Pubs/restaurants such as Ego, Lockside and the Sportsman are also within walking distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



Porch

Upvc double glazed door and windows to the front elevation, Upvc double glazed windows to the side, wall mounted light.

Entrance Hallway

Radiator, part panelled walls, storage cupboard with window to the front.

Living/Dining Room 12' 10" x 21' 9" (3.91m x 6.62m)

Upvc double glazed bay window to the front, radiator, double glazed patio door to the conservatory, inset feature fireplace with wood mantle.

Conservatory 8' 10" x 8' 9" (2.69m x 2.66m)

Upvc double glazed, pedestrian door to the side, polycarbonate roof.

Dining Kitchen 11' 6" x 14' 2" (3.51m x 4.32m)

Range of fitted units to the base and eye level, 1 1/2 composite sink with drainer, chrome mixer tap, four ring gas hob, extractor, electric fan assisted oven and grill, tiled splash backs, space for dining table and chairs, two radiators, Upvc double glazed window to the front and rear.

Utility 6' 8" x 10' 0" (2.02m x 3.04m)

Upvc double glazed door to the rear, window to the side, gas fired wall mounted boiler, worksurface space, plumbing and space for a washing machine, dryer, free standing dishwasher.

Study/Playroom 9' 11" x 7' 5" (3.02m x 2.26m)

Upvc double glazed window to the front and side, radiator.

Bedroom One 10' 10" x 12' 10" (3.29m x 3.91m)

Upvc double glazed windows to the side, Upvc double glazed window to the front, radiator.

Bedroom Two 10' 5" x 12' 10" (3.17m x 3.92m) max measurements

Upvc double glazed window to the rear, radiator.

Bathroom 10' 5" x 5' 9" (3.18m x 1.75m)

Vanity unit with chrome mixer tap, storage beneath, low level WC, panel bath with electric triton shower over, Upvc double glazed window to the rear, chrome heated ladder radiator, fully tiled with loft access.

Externally

To the front, paved driveway, gated access, well stocked borders, walled and fenced boundary. To the side, concrete sectional garage with up and over door, pedestrian access to the other side, with outside water tap. The rear garden is laid to patio, lawn, path, well stocked borders, fenced boundary.



Note:

EPC Rating: D

Tenure: believed to be Freehold







GROUND FLOOR



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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