



Quarry Close, Stockton Brook, Stoke-On-Trent, ST9 9PH.
Offers in the Region Of £299,950

Whittaker Est. 1930
& Biggs

Quarry Close, Stockton Brook, ST9 9PH.

This impressive three bedroom semi detached family home is nestled within a spacious corner plot, within a cul de sac location and has a gated driveway to the front, 29ft detached brick constructed garage and enclosed gardens to the side. The property boasts a high specification throughout, to mention are the granite worksurfaces, range style cooker, air-conditioning unit within the conservatory, electric garage door and much more! The property has been extended to include a 19ft conservatory to the rear, 20ft dining kitchen with utility room off. The living room is located to the frontage and to the first floor are three well proportioned bedrooms and the family bathroom.

The property boasts a versatile layout and you are welcomed via the hallway with the living room off. The living room has a feature gas fire, bay window and is offered privacy via the hedge at the front. The impressive kitchen has ample room for a family sized dining table and chairs, has a vast range of fitted units, range style cooker, space for an American style fridge freezer, integral dishwasher and understairs cupboard which houses the gas fired combi boiler. The utility room has plumbing and space for a washing machine, dryer and access to the garden. Located to the rear is the 19ft conservatory with an engineered wood floor, Upvc construction and air-conditioning for both heating and cooling.

To the first floor are three bedrooms, with bedroom one and two both having fitted wardrobes. The family bathroom has both a panel bath and separate shower cubicle.

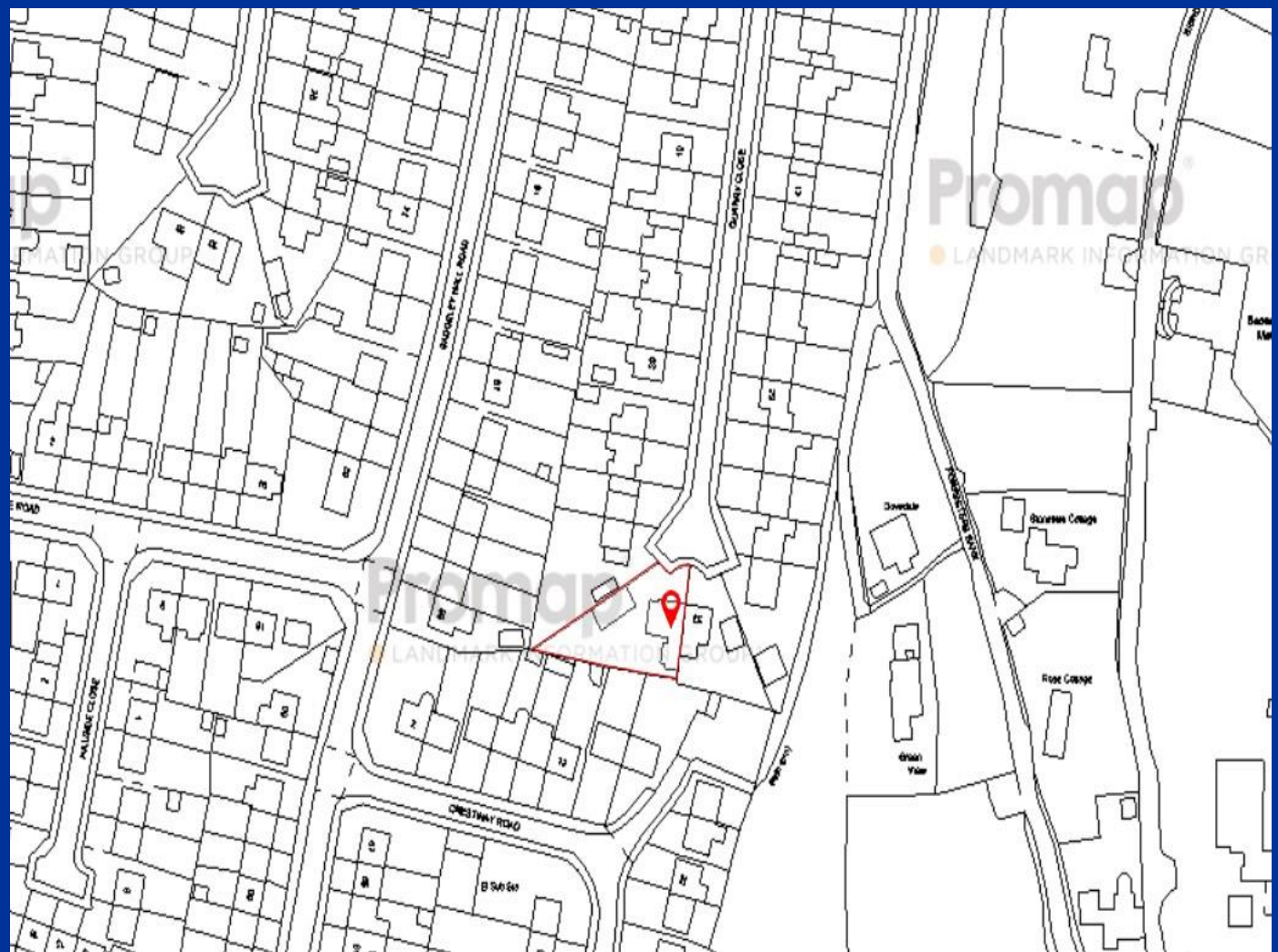
Externally to the frontage is a tarmacadam gated driveway, providing off street parking for a number of vehicles. Detached brick constructed garage, with remote door, power, light, sink with hot and cold water, WC and boarded loft space.

Externally to the the side and rear is an enclosed garden which is laid to lawn and patio. Courtesy lighting, pedestrian access to the garage and hedged boundaries.

A viewing is highly recommended to appreciate the plot size, spacious and versatile accommodation and cul de sac location.

Situation

This home has great commuting links to both the Staffordshire Moorlands and Stoke-on-Trent. The property is in the catchment of popular local schools, with local amenities, a doctor's surgery and public houses like Ego, The Sportsman and the Lockside just a short walk away.



Entrance Hallway

UPVC double glazed door to the front elevation, radiator, staircase to the first floor.

Lounge 12' 3" x 13' 5" (3.74m x 4.08m)

UPVC double glazed window to the front elevation, gas fire, two radiators.

Kitchen/Dining Room 11' 9" x 20' 1" (3.58m x 6.13m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, range of fitted units to the base and eye level, stainless steel sink unit with drainer, granite worksurfaces, range style cooker with extractor fan above, integral dishwasher, space for American style fridge/freezer, radiator, under stairs storage cupboard housing combi boiler.

Utility Room 11' 7" x 5' 11" (3.53m x 1.80m)

UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, range of units, plumbing for washing machine, space for dryer, radiator, loft access.

Conservatory 19' 10" x 12' 4" (6.05m x 3.75m)

Being of UPVC double glazed construction, UPVC double glazed patio doors to the side elevation, engineered wooden flooring with air conditioning unit.

First Floor

Bedroom One 11' 11" x 12' 7" (3.63m x 3.84m)

UPVC double glazed window to the front elevation, built in wardrobes. radiator.

Bedroom Two 11' 11" x 12' 0" (3.64m x 3.65m)

UPVC double glazed window to the rear elevation, built in wardrobes. radiator.

Bedroom Three 9' 0" x 6' 10" (2.74m x 2.08m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 8' 5" x 8' 2" (2.56m x 2.49m)

UPVC double glazed window to the rear elevation, bath with mixer tap over, shower cubicle, wash hand basin, lower level WC, partly tiled walls, radiator, extractor fan.

Externally

To the front is a gated tarmacadam driveway, garden with slate chippings, well stocked borders and access to the garage and gated access to the garden. To the rear is a lawned and patio area, hedged boundaries, courtesy lighting, pedestrian access to the garage.

Garage 29' 9" x 15' 0" (9.08m x 4.56m)

Electric up and over door to the front elevation, window to the rear and side elevation, power and light connected, lower level WC, sink with hot and cold water, alarm and boarded loft space.



Note:
Council Tax Band: C

EPC Rating: C

Tenure: believed to be Freehold







GROUND FLOOR



FIRST FLOOR





Directions

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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