



QUARRY
BUNGLOW

Brindley Lane, Stoke-On-Trent, ST9 9PL.
£575,000

Whittaker ^{Est. 1930}
& Biggs

Brindley Lane, Stoke-On-Trent, ST9 9PL.

This four-bedroom detached family home was completed in 2020 to an extremely high standard throughout and is nestled within a semi rural location on a country lane, within a substantial plot.

The property boasts underfloor heating to the ground floor, high specification fixtures and fittings, which include integral blinds, bi-fold door, Neff oven/combination microwave oven, oak staircase with glass balustrade, LED feature lighting, electric gated entry with intercom, two bathrooms, both with free standing baths and separate shower cubicles and walk in wardrobe to bedroom one. The property offers a versatile layout, having a bathroom on each floor and a bedroom to the ground floor, which could be utilised as a further reception room if so desired.

Quarry Bungalow has an impressive entrance, with cobbled driveway running to the electric gates, well stocked borders and access to the gravel driveway. The driveway can comfortably accommodate a number of vehicles, with lawn area, walled boundary, porcelain patio, summer house and courtesy lighting. Stunning views can be enjoyed from the rear garden, having a tiered layout of lawns, stone walls and mature trees.

You're welcomed into the bungalow through the hallway, with oak staircase to the first floor and access to the 17ft open plan dining kitchen. The kitchen has integrated appliances which include fridge/freezer, dishwasher, larder, Neff hide and slide fan assisted oven, Neff combination microwave oven, Neff four ring ceramic hob, glass sink with boiling water tap, LED lighting, breakfast island, bi-fold doors to the frontage and ample room for a dining table and chairs. The utility room is located off, with fitted units to the base and eye level, space for a washing machine, dryer, sink unit, Baxi gas fired boiler and access to the rear garden and cloakroom. The living room has a feature wood burning stove and picture window with integral blinds. The ground floor bathroom incorporates a Mode free standing bath, integral tap, walk in shower enclosure with chrome fitment, vanity unit with bowl sink, integral tap, WC, mirror with light and shaver point. Bedroom four/reception room is located to the rear of the property and could serve as a number of uses.

To the first floor, the landing has a velux style window to the rear and useful storage cupboard. All three bedrooms are doubles, with bedroom one having a storage cupboard and walk in wardrobe. The first-floor bathroom includes a free-standing bath with chrome floor mounted tap/shower head, walk in shower enclosure with chrome fitment, vanity unit with bowl sink, WC and mirror with light.

A viewing is highly recommended to appreciate this stunning home, quality, location and plot size. The vendor has informed us verbally that the property still has a 7-year warranty remaining on the build, as of the marketing date.

Situation

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



Entrance Hallway

Double glazed steel door to the front elevation, tiled floor, underfloor heating, oak staircase with glass balustrades, inset downlights, feature LED lighting.

Dining Kitchen 12' 2" x 17' 9" (3.71m x 5.42m)

Underfloor heating, tiled floor, range of fitted handleless units to the base and eye level, two tone kitchen, Neff microwave combination grill/oven, Neff fan assisted hide and slide oven, breakfast bar with Neff induction hob, integral dishwasher, integral fridge, integral freezer, larder cupboard, glass sink with chrome mixer tap, boiling hot water tap, feature LED lighting on the walls, inset down lights, bi-fold double glazed doors with integral blinds to the front elevation.

Utility 10' 11" x 8' 7" (3.33m x 2.62m)

Range of fitted units to the base and eye level, composite sink with a mixer tap, space and plumbing for washing machine and dryer, Baxi gas fired boiler, composite double glazed door to the rear elevation, UPVC double glazed window to the side elevation, fully tiled, inset downlights, cloakroom off.

Cloakroom

Vanity unit, chrome fitment, built in cistern with push flush, fully tiled.

Living Room 15' 2" x 12' 11" (4.62m x 3.94m)

Underfloor heating, wood burning stone set on glass hearth, stone style surround, double glazed window to the front elevation with integral blinds, double glazed window to the side elevation.

Bathroom 11' 4" x 6' 9" (3.45m x 2.06m)

Free standing MODE bath, integral chrome tap, low level WC, vanity unit with bowl sink, storage beneath, integral chrome tap and shaving point, walk in shower cubicle, chrome integral shower fitment, fully tiled, UPVC double glazed window to the rear elevation, underfloor heating, extractor fan, inset downlights, mirror with lighting,

Bedroom Four/Reception Room 11' 7" x 12' 11" (3.54m x 3.93m)

UPVC double glazed window to the rear elevation, inset down lights, underfloor heating.

First Floor

Landing

Velux style window to the rear elevation, inset downlights, loft access, storage cupboard with light and power connected.

Bedroom One 13' 8" x 18' 0" (4.17m x 5.48m)

Anthracite radiator, inset downlights, UPVC double glazed window to the front elevation, built in storage cupboard, walk in wardrobe with sliding door, built in hanging racks, drawers and inset downlights.

Bedroom Two 14' 4" x 13' 1" (4.37m x 3.98m)

Inset downlights, feature double glazed triangular window to the front elevation.

Bedroom Three 11' 9" x 13' 0" (3.58m x 3.97m)

UPVC double glazed window to the side elevation, anthracite radiator, inset downlights.



Bathroom 11' 4" x 6' 9" (3.45m x 2.06m)

Walk in shower enclosure, chrome integral fitment, vanity unit with bowl sink and chrome mixer tap, built in cistern with push flush, free standing bath with floor mounted chrome tap and shower head, UPVC double glazed window to the rear elevation, mirror with light, inset downlights, extractor fan, wall mounted radiator with heated towel rail.

Externally

To the front: Electric gated access with intercom system, well stocked borders, cobbled driveway flowing through to gravel drive, courtesy lighting, area laid to lawn, fenced and walled boundaries, porcelain patio, summerhouse of timber construction with UPVC double glazed patio doors to the front, power within, courtesy lighting on the house, outside water tap, Indian stoned path to the side of the property, to the other side porcelain patio with courtesy lighting. To the rear: Indian stone patio, courtesy lighting, tiered garden, all tiers laid to lawn, well stocked borders, mature plants,

trees and shrubs. The first tier has a pergola with a wood store, timber shed with window to the side and rear, glazed door to the front, stepped access to the top tier. Top tier, gated entry onto the road, shelter for tractor.







GROUND FLOOR



1ST 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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Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison supermarket, continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town through the villages of Longsdon and Endon and into Stockton Brook. Take the left hand turning before The Sportmans into Bunts Lane, then the first left turning into Greenway Hall Road. Follow this road to the end and turn right onto Brindley Lane and the property is located on the left hand side.

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