

24 Millrise Road ♦ Milton ♦ Stoke on Trent ♦ Staffordshire ST2 7BW
Telephone 01782 538008
www.debratimmis.co.uk



Regency Drive, Stockton Brook, Stoke-On-Trent
Offers In Excess Of £465,000

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

WOW! Now here's a property I'm sure you will LOVE! - Stunningly presented and attention to detail that's over and above! -

A FOUR BEDROOM DETACHED property in sought after STOCKTON BROOK -

If you want to make this your new home, be quick to take a look! -

With living space, bedrooms and bathrooms aplenty - And a gorgeous landscaped garden that is more than complimentary! -

If Regency Drive is the place you want to call home - Arrange your viewing today, we're waiting by the phone.



Home is where the heart is and the place you feel at ease. This executive detached house draws you in and welcomes you through the door making it the perfect house to create a home in. It's a warm and welcoming family home with ample space for everyone to make their own both inside and out, all within a highly regarded sought after location in "Stockton Brook", close to local amenities, schools and excellent commuter links. The accommodation comprises, reception hall, WC/cloaks, lounge, study/music room, beautifully presented fitted kitchen/diner, utility room and sitting room with views into the rear garden. On the first floor there is a spacious landing, master bedroom with re-fitted en-suite shower room, guest bedroom with en-suite shower room, two further bedrooms and family bathroom. Double glazing and central heating. Boasting one of the best plots on the street with gardens to the front, side and rear elevation. Driveway providing ample off road parking. Detached double garage. Early internal inspection highly recommended to appreciate this impressive family home.

Reception Hall

Spacious hall with useful storage cupboard. Radiator. Stairs off to the first floor.

Cloaks/WC 5'8" x 5'0" (1.73 x 1.54)
Suite comprises, low level WC and pedestal wash hand basin. Radiator.

Study/Music Room 11'3" x 6'5" (3.43 x 1.97)
Double glazed window to the front aspect. Radiator.

Lounge 17'8" into bay x 17'8" max (5.41 into bay x 5.39 max)
Double glazed bay window to the front aspect. Stone effect feature surround, inset and hearth housing living flame gas fire. Three radiators.

Kitchen/Diner 23'7" x 10'2" (7.19 x 3.11)
Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Beautifully presented fitted kitchen with a range of contemporary wall and base units, integrated appliances include Neff four ring gas hob, built-in Neff oven/grill, Extractor hood and dishwasher. Double wine rack. One and a half single drainer sink unit, mixer tap. Part tiled splash backs. Space for dining table. Inset ceiling spot lights. Double glazed window and double glazed French door to the rear aspect.

Utility Room 8'2" x 3'7" to cupboard. (2.49 x 1.11 to cupboard.)
Fitted with units, space for fridge/freezer. Plumbing for automatic washing machine. Wall mounted boiler enclosed in unit. Side door access.

Sitting Room 13'3" x 10'3" (4.04 x 3.13)
Double glazed French doors with access into the rear garden. Radiator.

First Floor

Galleried Landing
Loft access. Radiator. Airing cupboard.

Master Bedroom 15'7" ti robe x 13'2" narrowing to 10'3" (4.75 ti robe x 4.02 narrowing to 3.13)
Double glazed window to the front aspect. Radiator. Built-in double and single wardrobes. Access to the en-suite shower room.

En-Suite Shower Room 6'9" x 3'10" (2.06 x 1.19)
Beautifully presented re-fitted modern suite comprises, shower cubicle with sliding door, water fall feature shower head, vanity wash hand basin and WC. Feature panelled radiator. Double glazed window.

Guest Bedroom 12'1" into robe x 9'11" (3.69 into robe x 3.03)
Double glazed window to the rear aspect. Built -in wardrobe. Radiator. Access into the en-suite shower room.

En-Suite Shower Room 4'8" x 4'2" (1.43 x 1.28)
White suite comprises, fully tiled shower cubicle with shower, pedestal wash hand basin and low level WC. Part tiled walls. Radiator. Double glazed window.

Bedroom Three 13'3" x 11'10" (4.05 x 3.61)
Two double glazed windows to the front aspect. Radiator.

Bedroom Four 11'5" to robe x 10'3" (3.49 to robe x 3.14)
Double glazed window to the rear aspect. Built-in wardrobe. Radiator.

Family Bathroom 8'2" x 6'10" (2.50 x 2.10)
White suite comprises, Jacuzzi style bath with shower mixer tap, pedestal wash hand basin and low level WC. Part

tiled walls. Inset ceiling spot lights. Double glazed window to the rear aspect. Useful storage cupboard.

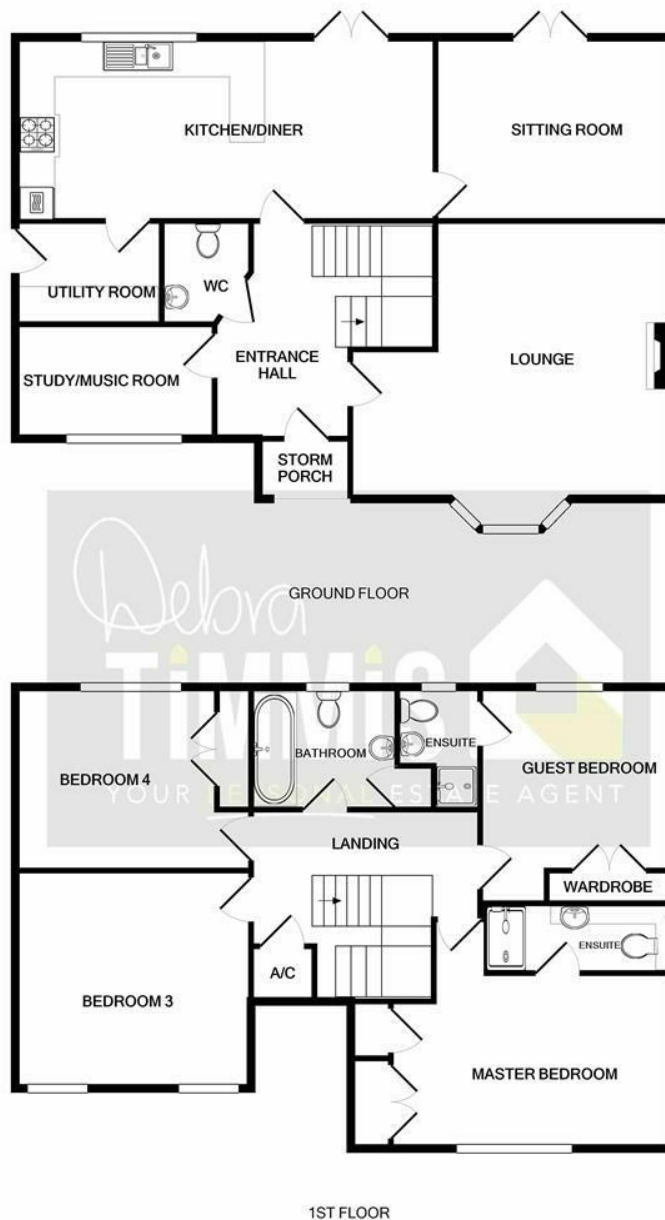


Externally
To the front elevation the garden area is laid to lawn with a. Side access to the enclosed rear/side gardens. To the rear elevation the garden area is mainly laid to lawn with feature decked patio/seating area. To the side there is additional seating area with a raised garden. Driveway providing ample off road parking with access to the double garage.

Detached Double Garage 18'2" x 17'8" (5.54 x 5.40)
Two up and over doors. Power and light.

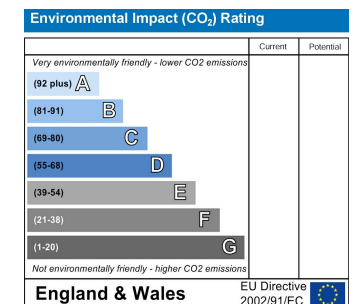
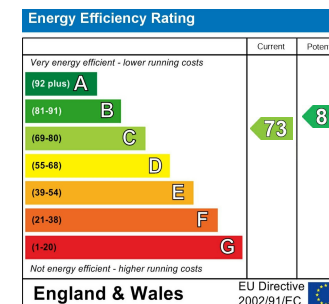






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

Made with Metropix ©2021



Debra Timmis Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Debra Timmis Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.