

Church Lane

Draycott, Stoke-on-Trent, ST11 9AG

John German





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£415,000

Rare to the market, three-bedroom semi-detached property situated in an enviable location with a fantastic outlook to the front and rear.



A true rarity to the market, Church View is a charming three-bedroom semi-detached property, situated on the quiet Church Lane, enjoying a spacious plot with large rear garden, fine aspect to the front and rear, single detached garage and driveway providing ample off-street parking. There is a large front garden with a stunning outlook overlooking St Margaret's Church. The property has been lovingly renovated by the current owner, resulting in a beautifully presented and maintained home with modern interior, whilst retaining the character features the house offers. The property briefly comprises utility room, guest cloakroom, dining kitchen, dining room and sitting room. To the first floor is a principal bedroom with ensuite/dressing area, two further bedrooms. To the second floor is an attic room with ensuite.

Entering via the composite door into the entrance hallway, there is a door into the guest cloakroom that has a low level WC, wash hand basin with mixer tap and vanity base cupboard beneath. From the hallway is an entrance into the utility room, having rolled edge preparation surfaces with appliance space and plumbing for washing machine beneath. There is an adjacent oil fired boiler, radiator and windows to front and side. Moving into the dining kitchen, the dining area has a loft hatch access, doors into the inner hallway and radiator. The kitchen area enjoys a cottage style kitchen with wooden preparation surfaces, inset ceramic Belfast sink with chrome mixer tap over and upstand surround, a range of wall and base mounted cupboards and drawers, integrated dishwasher and electric fan assisted Leisure Range cooker with five ring electric hob and matching extractor fan, freestanding fridge and windows to rear. The dining room has a recessed built in shelving unit and French doors to rear. In the inner hallway, there is a radiator, staircase to the first floor with useful under stair storage cupboards and door off into the sitting room. Undoubtedly, one of the main features of the property is the large sitting room, which has potential to be utilised as two separate rooms, if desired, or remain as a spacious and bright sitting room. It features a stunning brick inglenook fireplace with open fire and tile hearth and oak lintel. There is also decorative dado railing, radiator, built in shelving and storage cupboard, bay window to front with adjacent square bay windows and French doors to the front, with fine views towards St Margaret's Church.

On the first floor landing there are windows to rear and doors off to the bedrooms and bathroom. The master bedroom has windows to front, radiator and door into a ensuite/dressing room which has useful fitted wardrobes, pedestal wash hand basin, low-level WC, corner bath with mixer tap over, radiator and windows to side. The second bedroom has useful built in wardrobes, radiator and window to front. Bedroom three has a radiator, fitted over stair storage cupboards, windows in to front and staircase to the second floor. Walking into the shower room, it has a white suite comprising wash hand basin with vanity base cupboard beneath, low-level WC, shower cubicle with waterfall shower head, chrome ladder style heated towel rail, electric extractor fan, shaver point and window to rear. On the second floor is an attic room with Velux roof window to rear, radiator, useful built in wardrobes and further attic storage space. The bathroom has a round countertop wash hand basin with vanity drawers beneath, low level WC, double shower with electric shower, eaves storage, radiator and Velux roof window to rear.

Outside, the property is accessed via Church Lane, which is an unadopted road, turning into the large, gravelled driveway providing ample off-street parking for multiple vehicles, which in turn leads to a single detached garage, with power, lighting, wooden doors and attached store, which houses the oil tank. To the rear of the property is a beautifully presented and spacious rear garden, enjoying delightful open field views across the surrounding countryside. The garden consists of a patio seating area, with laid lawn and adjacent gravel area with a green house. At the foot of the garden is a further spacious lawn area with mature herbaceous and planting border with timber greenhouse and wooden summer house.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

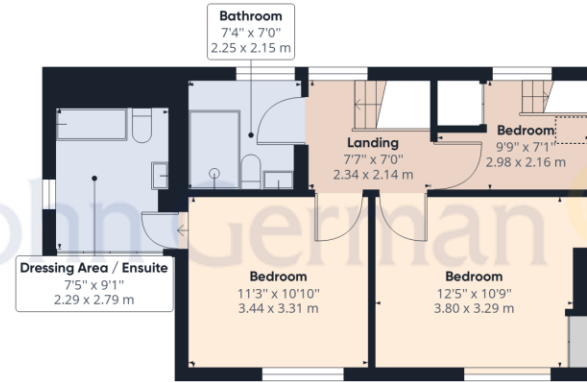
Our Ref: JGA/21092023 **Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band D



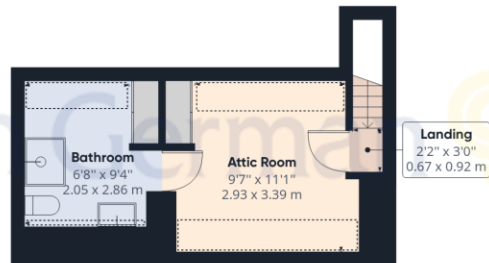




Ground Floor



Floor 1



Floor 2


Approximate total area⁽¹⁾

1547.25 ft²
143.74 m²

Reduced headroom

55.97 ft²
5.20 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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