Willowpool

Withington Lane, Leigh, Stoke-on-Trent, ST10 4SX

John German

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£495,000

Individually designed and built modern detached home providing extremely well-proportioned and energy efficient accommodation, occupying a pleasant plot extending to approx 0.27 acre in total. Enjoying a lovely outlook to the rear over an adjoining fishing lake (available for separate negotiation).

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Consideration and internal inspection of this individual and deceptively spacious home is essential to appreciate its room dimensions and layout (extending to approximately 1350 sq ft), its well-maintained order and its energy efficiently, benefitting from an air sourced central heating system, solar panels and Tesla battery storage. The good-sized plot extends to approximately 0.27 acre in total providing ample parking, garage and an extremely useful steel framed storage unit. Enjoying a lovely outlook to the rear over a fully stocked fishing lake, which is available by separate negotiation, presently rented out to a local fishing club.

Situated in the rural hamlet of Withington, within easy reach of the amenities found in Leigh including The Farmers Arms and The Star public houses, the village shop and small Post Office, All Saints First School and recreational ground, village hall and All Saints Church. The towns of Uttoxeter, Stafford and Stone are all within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A welcoming reception hall with its tiled floor provides an immediate impression of the size of the accommodation, with stairs rising to the first floor and a useful cupboard beneath, and doors to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The front facing dining room has a wide walk-in bay window to the front providing ample natural light, and part glazed double doors opening to the generously sized living lounge which has a focal brick fireplace with a log burner set on a blue bricked hearth. Wide double glazed sliding patio doors lead to the good-sized brick-built base and uPVC constructed conservatory, offering additional living space and enjoying a view over the garden and fishing lake, with French doors providing access outside.

The hub of the home is the open plan living kitchen, providing space for both eating and relaxing, with windows overlooking the garden and lake. Having an extensive range of base and eye level units with granite worktops and matching breakfast bar, an inset sink unit set below one of the rear facing windows, a focal AGA with an extractor over, an integrated dishwasher and space for a fridge/freezer. Doors lead to the garage and the rear porch, having the same tiled floor as the kitchen and a uPVC part double glazed doors providing direct access outside, plus a folding door to the laundry space which has a fitted work surface and plumbing for a washing machine, with a side facing window.

To the first floor, the landing has a walk-in linen/storage cupboard and a fitted pull-down ladder to the loft. Doors lead to the three spacious bedrooms, all of which can easily accommodate a double bed and furniture, with the rooms to the rear enjoys a fabulous outlook. The front facing bedroom benefits from an ensuite shower room, where there is a white suite incorporating a double shower cubicle with a mixer shower over. Completing the accommodation is the well-equipped fitted family bathroom, having a white modern four-piece suite with complimentary tiled splashbacks, incorporating both a panelled bath and a separate corner shower cubicle with a mixer shower over.

Outside, to the rear, a block paved patio with brick edging provides a lovely seating and entertaining area, enjoying the impressive view of the fishing lake, leading to the garden laid to lawn which has well-stocked shrub borders. Tarmac vehicular access with space for a shed and grass verges, along with a raised bed, leads to the extremely useful steel framed storage unit, and a galvanised five bar gate leading a gravelled hardstanding. Adjacent to this outbuilding is a further lawned garden and a vegetable garden with space for a greenhouse.

To the front is a garden laid to lawn with shrub borders, and a block paved driveway providing off road parking for several vehicles leading to the wide garage which has a up and over door and houses the air sourced heating equipment and the Tesla battery. On the opposite side of the home, a carport provides additional parking, with a galvanised five bar gate leading to the rear driveway.

The well stocked adjoining fishing lake is available for separate negotiation, currently rented out to a local fishing club for approximately £2400 per annum.

What3words: ///share.dissolves.treating
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The property benefits from solar panels providing reduced electricity costs, the ownership of these will be transferred to the buyer.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Air source heating (no gas in the village)
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09122025

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Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

2239 ft²

208 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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