

Stanley Road Stockton Brook Stoke-On-Trent ST9 9LL



Offers In The Region Of £325,000

A STUNNING EXTENDED THREE BED SEMI HOUSE - called "FERN VILLA" -
situated in a SEMI RURAL LOCATION - you must take a look -
a LOUNGE, SITTING/DINING ROOM, IMPRESSIVE BREAKFAST KITCHEN & UTILITY-

A property like this, isn't the ordinary -
WONDERFUL COUNTRYSIDE location-
Having FAR REACHING VIEWS open and wide -
If this BEAUTIFUL HOME you wish to see -
Call DEBRA TIMMIS ESTATE AGENTS & a viewing there can be.

Are you looking for a period property with a twist?? Well they do say 'Home is Where the Heart is' and with this stunning extended semi detached property with far reaching views you will be sure to fall head over heels! Immaculately presented throughout, this family home oozes character, style and sophistication. Boasting two reception rooms, utility, a show stopping fully fitted breakfast kitchen with enough integrated appliances to rival even Gordon Ramsey kitchen !! Three double bedrooms, en-suite and family sized bathroom. Established gardens, off road parking and attached garage/workshop. Perfectly located within the desirable location of STOCKTON BROOK, close to local schooling and amenities, there is not many boxes this property does not tick. No need for cupid's arrow here, it's instantly love at first sight!! Book your viewing today to avoid disappointment.

Entrance Hall

Original feature tiled floor. Stairs off to the first floor.

Lounge

18'6" x 11'3" (5.65 x 3.44)

Measurements taken include the bay. Double glazed feature bay window to the front aspect. Radiator. Tiled hearth with inset housing multi burner. Under stairs recess. Coving to ceiling. Laminate flooring.

Dining/Sitting Room

17'1" x 11'7" (5.22 x 3.54)

Measurements taken include the bay window. Double glazed feature bay window to the front aspect. Double glazed window to the side aspect. Radiator. Feature surround with open fire grate. Coving to ceiling and ceiling rose.



Breakfast Kitchen

Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly prestigious fitted kitchen with a range of contemporary wall and base units, integrated appliances include four ring gas hob, built-in oven/grill, Extractor hood and dishwasher. Wine rack. Single drainer sink unit, mixer tap. Fitted breakfast table. Panelled feature radiator. Coving to ceiling. Double glazed window. Access into the rear garden.

Utility Room

11'3" x 8'8" (3.43 x 2.66)

Double glazed window. Door. Cupboard housing gas central heating boiler. Worktop with plumbing and space for automatic washing machine and tumble dryer. Access to the breakfast kitchen.

First Floor

Landing

Access to all rooms.

Master Bedroom

16'0" x 11'5" max (4.89 x 3.49 max)

Double glazed window to the front aspect. Radiator. Laminate floor. Built-in wardrobes. Access to the en-suite shower room.



En-Suite Shower Room

7'9" x 2'9" (2.38 x 0.84)

Maximum measurements taken. Suite comprises, shower cubicle housing Triton shower unit, wash hand basin and low level WC.

Bedroom Two

15'11" x 11'7" (4.87 x 3.55)

Two double glazed windows. Radiator. Laminate flooring. Access to useful storage cupboard with double glazed window to the front aspect.



Bedroom Three

11'2" x 10'4" (3.42 x 3.15)

Maximum measurements taken. Double glazed window. Radiator. Laminate flooring.

Family Bathroom

11'4" x 8'0" (3.46 x 2.44)

Spacious family bathroom with white suite comprises, panelled bath, vanity wash hand basin and low level WC. Radiator. Double glazed window.



Attached Garage/Work shop

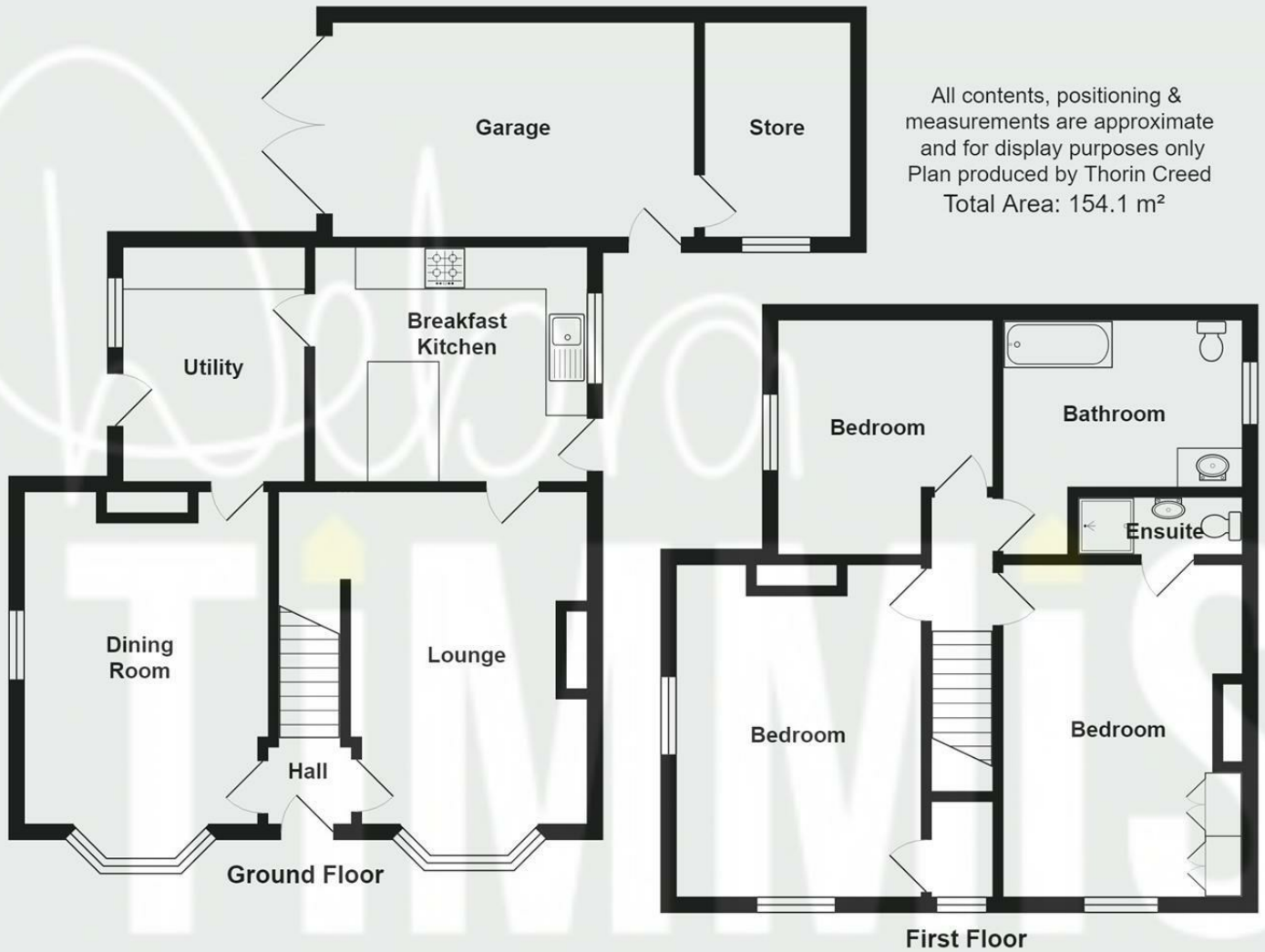
18'1" x 10'0" (5.53 x 3.05)

Generous sized garage with double doors. Power and light with access to a useful workshop/store 2.82 x 2.14m

Externally

To the front aspect the garden area is laid to lawn with well screen hedging/tree borders which provides privacy. There is parking and attached garage/workshop. Generous lawn garden with patio/seating areas at the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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