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**Thorn Cottage, Cocks Lane, Stockton Brook, ST9 9PJ**

# Thorn Cottage, Cocks Lane, Stockton Brook, ST9 9PJ

## Offers In Excess Of £400,000

(Subject to Contract)

### *Description*

This substantial individually built detached family home is situated in a highly sought and well regarded area at Stockton Brook and enjoys some extensive views over the surrounding countryside and towards Brown Edge.

The family sized accommodation is arranged over two floors and boasts five Bedrooms, three with En-Suites and large family Bathroom, Upvc double glazing and gas fired central heating.

The property occupies a generous sized plot of just under 0.40 acre with driveway providing ample off street parking attached double garage, additional single garage / workshop and some elevated rear garden area.

Situated within the catchment area of the popular Endon schools and within easy travelling distance to the surrounding towns, the Potteries conurbation and motorway links. It is also classed as a reasonable travelling distance to Cheshire and Manchester.

### *Entrance hall*

Stairs off. Radiator. Storage cupboard. Tiled floor.

### *Kitchen 4.17m x 3.15m (13'8 x 10'4)*

Wall and base units. Stainless steel sink unit with drainer, rinser bowl and mixer tap. Gas hob, electric oven and extractor unit. Radiator. Tiled floor. Heated towel rail. Integrated washer / dryer and dishwasher.

### *Lounge 7.34m x 4.17m (24'1 x 13'8)*

Radiator x 2. Laminate flooring. Access to:



***Dining room 3.25m x 4.37m (10'8 x 14'4)***

Radiator. Laminate flooring.

***Rear hall***

Tiled floor. Access to garage.

***W.c***

W.c. Wash basin.

***Landing area***

Rear door.

***Master bedroom 5.54m x 4.55m (18'2 x 14'11)***

Radiator. Loft access. Rear door.

***En-suite***

W.c. Wash basin. Shower cubicle. Radiator.

***Bedroom 3.45m x 3.28m (11'4 x 10'9)***

Radiator.

***En-suite***

W.c. Wash basin. Shower cubicle. Radiator.

***Bedroom 3.25m x 2.79m (10'8 x 9'2)***

Radiator.



***Bedroom 3.30m x 3.33m (10'10 x 10'11)***

Radiator. Storage alcove.

***En-suite***

Wash basin. Shower cubicle.

***Bedroom 2.92m x 2.62m (9'7 x 8'7)***

Radiator.

***Family bathroom 2.95m x 4.17m (9'8 x 13'8)***

Double shower cubicle. Bath. W.c. Wash basin. Bidet. Radiator. Cupboard housing central heating boiler. Heated towel rail.

***Outside***

The property occupies a generous sized plot of just under 0.40 acre with driveway providing ample off street parking attached double garage, additional single garage / workshop and some elevated rear garden area.

***Viewing***

By prior appointment through the Agents.





