



April Cottage Stanley Road

, Stockton Brook, Staffordshire, ST9 9LL

Offers over £250,000



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"Home is where the cottage is..."

This delightful detached two-bedroom cottage is ready for you to make it your own! Recently renovated throughout, it offers a blank canvas for you to infuse your personal style and design. With off-road parking and an additional parcel of land across the road, the possibilities are endless—whether you envision a beautiful garden, extra parking, or an outdoor retreat. Don't miss the chance to transform this charming space into your dream home!

#cottage#detached#home



Denise White Estate Agents Comments

Nestled in the charming neighbourhood of Stockton Brook, is this beautifully renovated two-bedroom detached cottage just waiting for its new owners. The cottage has been lovingly updated to a high standard, offering a perfect blend of modern comforts and rustic charm, all while being free from the hassle of a chain.

As you approach the cottage, you'll be greeted by a gravel driveway that provides ample off-road parking. Just across the road, an additional parcel of land extends to approximately 0.06 of an acre, presenting endless possibilities. This versatile space could become your private garden oasis, a flourishing allotment, or simply extra parking for guests or a caravan/mobile home.

Stepping inside, the heart of the home is the newly fitted Wren kitchen. Here, you'll find stylish base and eye-level units, an integral Bosch electric fan-assisted oven, a Zanussi gas hob, an extractor hood, and a Neff dishwasher, all designed for culinary enthusiasts ready to create delicious meals.

As you wander into the generous sitting room, sunlight dances through the windows, with fresh new carpets. This inviting space provides a blank canvas for you to design, whether you envision a cosy cottage vibe or a sleek modern design that reflects your unique style.

Venture upstairs, and you'll discover two spacious bedrooms, freshly painted and recarpeted, awaiting your personal touch. Velux skylights grace the ceiling, filling the landing and shower room with natural light and a sense of openness. The first-floor shower room features a large shower enclosure complete with a luxurious chrome rainfall shower head.

This cottage has undergone a transformation, showcasing numerous upgrades that enhance its appeal. A new Ariston combi boiler ensures warmth and comfort, while the complete rewire and replumb provide peace of mind. The loft has been insulated, guttering replaced, and the roof newly felted and tiled with stunning Staffordshire Blue tiles. Even the lead piping has been replaced with modern plastic piping, ensuring longevity and efficiency. The limestone windowsills add a rustic touch, harmonizing beautifully with the overall aesthetic.

This cottage isn't just a house; it's a lifestyle waiting to be embraced. Picture yourself enjoying the tranquillity of Stockton Brook, surrounded by nature, yet with modern amenities at your fingertips. With so much to offer, this fully renovated home invites you to create your own story.

A viewing is highly recommended to appreciate the quality of finish and the idyllic location. Don't let this enchanting opportunity pass you by—schedule your visit today and step into the life you've always dreamed of!

Location

Stockton Brook is a small village located in Staffordshire. It is situated on the edge of the Peak District National Park and is surrounded by beautiful countryside. The village is known for its picturesque views and peaceful atmosphere, making it a popular destination for tourists and locals alike.

One of the main attractions in Stockton Brook is the Caldon Canal, which runs through the village. The canal is a popular spot for boating and fishing, and there are several pubs and restaurants along its banks. The canal also provides a scenic walking route, with many people enjoying a leisurely stroll along its towpath.

Another notable feature of Stockton Brook is its historic church, St. Mary's. The church dates back to the 12th century and is a Grade II listed building. It is known for its beautiful stained glass windows and impressive architecture, making it a popular destination for history buffs and architecture enthusiasts.

Overall, Stockton Brook is a charming village with plenty to offer. Its beautiful countryside, historic landmarks, and peaceful atmosphere make it a great place to escape the hustle and bustle of city life.

Kitchen 15' 2" x 9' 4" (4.57m 0.61m x 2.74m 1.22m)

This space is equipped with UPVC double glazed French doors to the front and a UPVC double glazed window to the side. It features limestone window sills, base and eye-level units, and includes an integral Bosch electric fan-assisted oven, an integral Zanussi gas hob with an extractor hood, and an integral Neff dishwasher. Additional amenities include a composite sink with a chrome mixer tap, a wall-mounted Ariston gas-fired combi boiler, and two vertical column radiators. A small WC is accessible from the kitchen.

Sitting Room 15' 4" x 11' 10" (4.57m 1.22m x 3.35m 3.05m)

This room features a UPVC double glazed door and windows at the front, along with two additional UPVC double glazed windows on the side aspect. It boasts limestone window sills, two horizontal column radiators, and stairs leading to the first floor.

Ground Floor Cloakroom 5' 4" x 2' 8" (1.52m 1.22m x 0.61m 2.44m)

It contains a UPVC double glazed window to the rear, a sandstone window sill, a low-level WC with an integrated wash hand basin, a chrome cold water tap, and a radiator.

First Floor Accommodation

Landing

The landing features a Velux skylight and inset ceiling spotlights.

Bedroom One 15' 5" x 11' 9" (4.57m 1.52m x 3.35m 2.74m)

This bedroom has a UPVC double glazed window at the front and another at the side, limestone window sills, an inset ceiling spotlight, a horizontal column radiator, and a loft hatch.

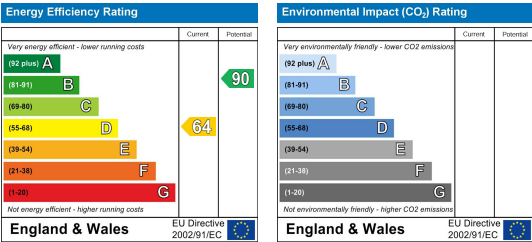
Area Map



Floor Plans



Energy Efficiency Graph



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74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk