



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Audley House Carr Bank

Oakamoor, Stoke-On-Trent, ST10 3DG

**Offers In The Region Of £375,000**





## Audley House Carr Bank

Oakamoor, Stoke-On-Trent, ST10 3NQ

VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND LOCATION ON OFFER.

A UNIQUE and immaculately presented DETACHED three bedroom home located in the popular rural village of Oakamoor in the Staffordshire Moorlands. Audley House has been renovated and maintained to an extremely high standard throughout and benefits from EXCELLENT internal space. Externally, the property has off road parking, patio area and garage. Audley House is within close proximity to village amenities such as public houses, schools and village hall and offers an ideal family/ professional home that can be occupied immediately.

### Directions

From Leek, take the A523 Ashbourne Road and turn right on to Ellastone Road, signposted for Peak Wildlife Park and Alton Towers. Follow this road to the junction and go straight on (immediate left then right) and continue on Ellastone Road. AT the junction, turn right onto Star Bank and go past The Star At Cotton. After approximately 1.5 miles, turn right just before The Cricketers Arms on to Carr Bank. The property will be found on the right hand side, indicated by our 'For Sale' board, just left of the village hall.

What3Words Location Code:  
///flattens.lays.fairness

### Accommodation Comprises:

A front entrance door leads into:

#### Kitchen Diner

12'2" x 8'9" (3.71 x 2.67)

A modern high quality finished fitted kitchen with space for a dining table and with a tiled floor, wall mounted radiator, three windows to various aspects and ceiling spot lights. With a range of base cupboards and drawers with work top over, inset stainless steel sink and drainer unit with mixer tap, a range of integrated appliances which include a fridge/freezer, dishwasher, washer/dryer, along with electric cooker and hob with extractor fan above inset in a feature brick surround finishing off the kitchen to perfection.







### Living Room 15'10" x 8'9" (4.83 x 2.67)

A good sized living room with bespoke wooden flooring, three windows to various aspects, aerial point and feature brick fireplace with multi fuel stove and ceiling spot lights.

### Study 7'7" x 5'9" (2.32 x 1.76 )

A fastis space for a study or craft area with a tiled floor, window, ceiling spot lights, radiator, rear entrance door and cupboard housing the fuse box.

### Stairs to the First Floor Landing

With fitted neutral carpet and two windows.



### Bathroom 12'4" x 5'5" (3.77 x 1.67)

A high quality finished smart bathroom which boasts a tiled floor, low level lavatory, pedestal wash hand basin, feature bath with central taps, heated towel rail, obscured window, part tiled walls and airing cupboard housing the Baxi combination boiler.



### Bedroom Three 8'2" x 7'11" (2.51 x 2.42)

The third bedroom has fully fitted neutral carpet, window, useful fitted storage, radiator and ornate feature fireplace.

### Bedroom Two 12'4" x 8'9" (3.77 x 2.68)

The second bedroom has fully fitted neutral carpet, exposed brick chimney breast with ornate fireplace, window and radiator.

### Stairs to Second Floor

### Master Bedroom 14'0" x 9'3" (4.29 x 2.83)

This cosy master bedroom offers fully fitted neutral carpet, part exposed brick wall, two windows, radiator, loft access and useful integrated storage.





### En-Suite

6'8" x 5'0" (2.05 x 1.54)

A good sized en-suite with a tiled floor, part tiled walls, pedestal wash hand basin, low level lavatory, corner shower cubicle and heated towel rail all finished to the high standard that runs throughout the property.

### Outside

To the rear of the property there is a flagged patio area and a long graveled driveway with access to a wooden clad breeze block garage and a raised flower bed area making the outside space peaceful clean lined and low maintenance.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Council Tax Band and Local Authority

We believe the property is in band C and the local authority is Staffordshire Moorlands District Council.

### Services

We believe the property is connected to mains services.

### Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

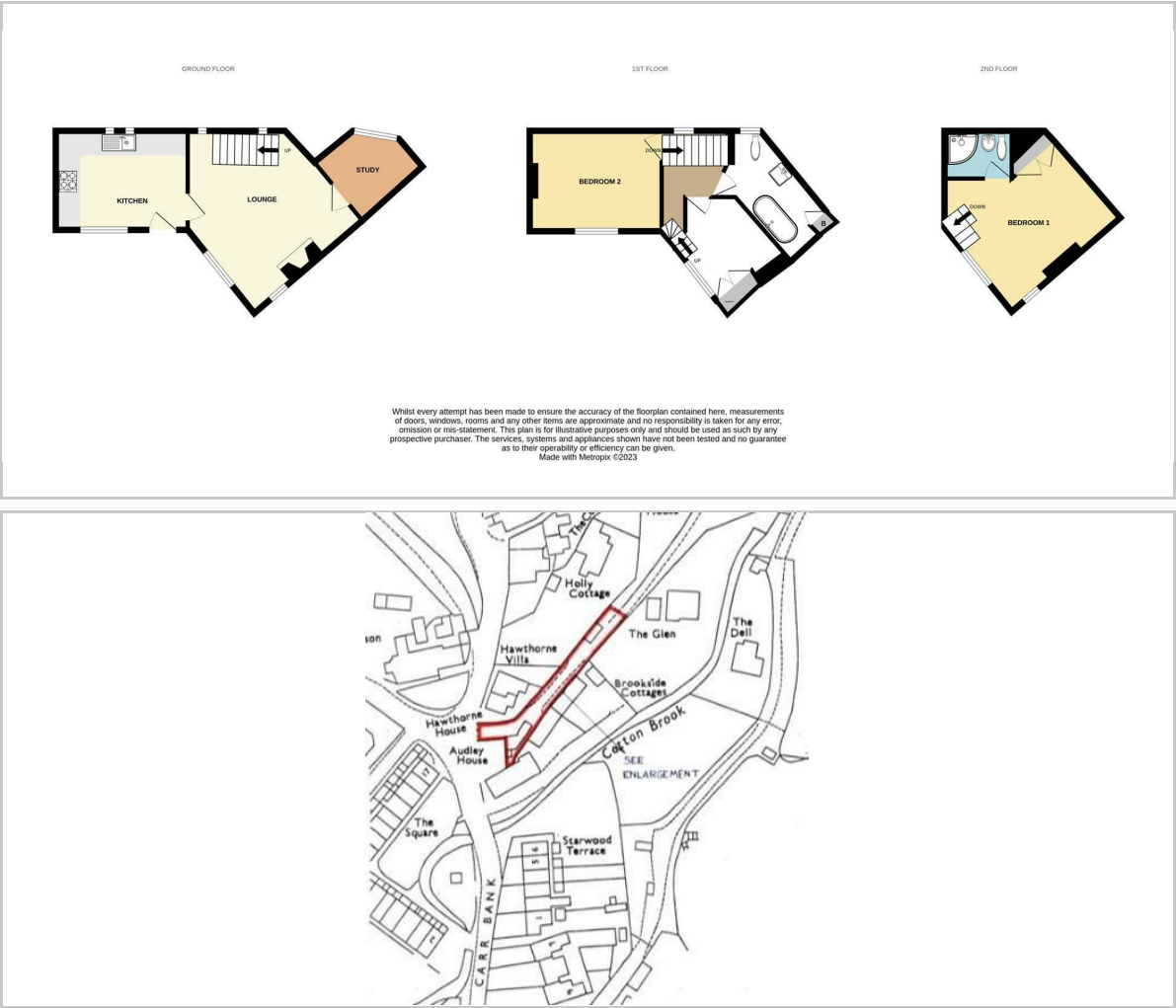
### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.





Floor Plan



Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

