



STEPHENSON BROWNE



Minnie Close, Halmer End, Stoke-On-Trent

ST7 8BY



£475,000

DESCRIPTION

An EXTENDED four bedroom detached family home with a STUNNING OPEN-PLAN KITCHEN/DINER, presented to an exceptional standard throughout!

An incredibly spacious family home which would perfectly suit the needs of a growing family, this gorgeous home has been meticulously upgraded and improved to an extraordinary specification, and is a real credit to our current owners.

An entrance hallway leads to the main lounge, with a separate sitting room, study and a useful downstairs W/C, but the main focal point of the home is the simply stunning open-plan kitchen diner. Benefitting from a host of integrated Neff appliances, a central island with a breakfast bar and Quartz work surfaces, the kitchen creates the perfect place to entertain and to accommodate large families, whilst remaining a light and airy room thanks to two large skylight windows. Completing the ground floor is a very useful utility room.

Upstairs, there is a spacious galleried landing accessing all four bedrooms and the family bathroom, with the principal bedroom benefiting from an en-suite shower room and several fitted wardrobes. Ample off-road parking for multiple vehicles is provided via a full-width brick paved driveway, whilst the landscaped rear garden features a porcelain tiled patio area, with a lawn, mature border shrubs and raised timber beds. A beautiful spot to relax and enjoy the best of the summer weather!

Situated in a quiet cul-de-sac position on Minnie Close, just off Cooperative Lane, the property is ideally placed retaining a fantastic semi-rural position, whilst remaining close to commuting links such as the A500, M6 and



A34. Schools such as Sir Thomas Boughy Academy and Wood Lane Primary School are nearby, whilst a number of walks within the local countryside are also available.

A stunning and spacious family home which must be seen to be fully appreciated! Please contact Stephenson Browne to arrange your viewing.



ROOM DESCRIPTIONS

Entrance Porch

Composite front door, UPVC double glazed windows, laminate flooring, wall light point, electric heater, space for coats etc, door leading into;

Entrance Hall

Tiled flooring, ceiling light point, radiator, under stairs storage cupboard.

Lounge

16'10" x 11'2"

Laminate flooring, UPVC double glazed window and French doors leading to the rear garden, ceiling light point, radiator, feature fireplace.

Sitting Room

10'11" x 9'1"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator. Potential to be a fifth bedroom if desired.

Study

9'8" x 7'4"

Laminate flooring, UPVC double glazed window, ceiling light point, radiator.

Downstairs W/C

5'3" x 3'3"

Tiled flooring, ceiling light point, radiator, W/C, wash basin with vanity unit, tiled splashback.

Open-Plan Kitchen/Diner

18'6" x 17'8"

Minimum measurements - Amtico flooring, two UPVC double glazed windows and French doors leading to the rear garden, two large skylight windows, downlights and ceiling light points, two tall radiators. Wall and base units, central island with breakfast bar, Quartz work surfaces, one and a half bowl inset sink, Quooker tap (with cold water filter), integrated Neff appliances including five-ring induction hob, double oven, microwave oven with plate warmer, dishwasher, wine cooler, space for an American-style fridge/freezer.

Utility Room

8'6" x 7'7"

Maximum measurements - Amtico flooring, UPVC double glazed window and rear door, downlights, radiator, Worcester combi boiler, inset sink, Quartz work surface, space and plumbing for appliances, airing cupboard.

Landing

A galleried landing with fitted carpet, UPVC double glazed window, ceiling light point, radiator, loft access, airing cupboard with radiator.

Bedroom One

13'5" x 8'11"

Fitted carpet, UPVC double glazed window, ceiling light point with ceiling fan, radiator, fitted wardrobes.



En-Suite

8'3" x 3'11"

Minimum measurements - Vinyl laminate effect flooring, UPVC double glazed window, downlights, part tiled walls, chrome towel radiator, fitted unit with W/C, wash basin and vanity unit, shower cubicle.

Bedroom Two

11'5" x 8'7"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point with ceiling fan, radiator, two fitted wardrobes.

Bedroom Three

10'10" x 9'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bedroom Four

8'6" x 8'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

7'1" x 6'1"

Tiled flooring, part tiled walls, UPVC double glazed window, ceiling light point, extractor fan, radiator, W/C wash basin with vanity unit, bath with overhead shower.

Outside

To the front of the property is a full-width brick paved driveway, providing ample off-road cars for multiple vehicles. The beautifully landscaped rear garden features a porcelain tiled patio with a lawn and mature border shrubs, including timber beds - an idyllic setting to relax or entertain!

Garage

A detached single garage with Up and Over garage door and a separate side access door.

Council Tax Band

The council tax band for this property is E.

Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

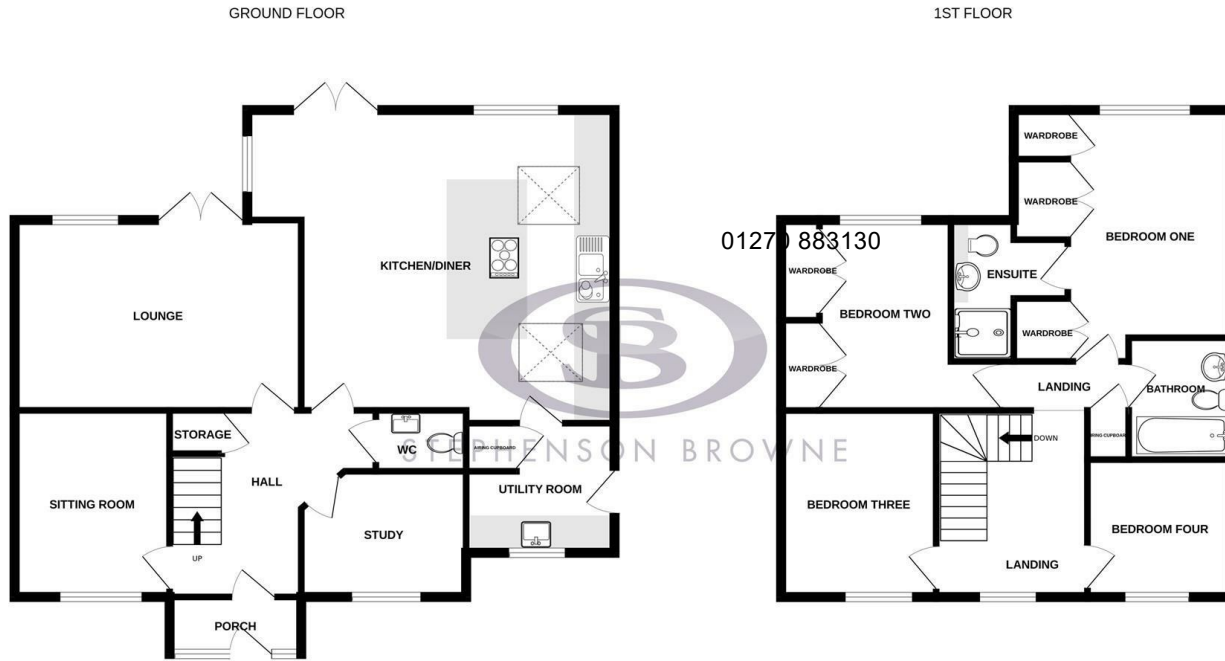
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Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating

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

Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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