



The Chapel House Sandy Lane

Brown Edge, Stoke-On-Trent, ST6 8QJ

Were going to the CHAPEL, and were going to get married I really love you, and we're gonna get married, goin' to the CHAPEL of love! Well this will be a marriage made in heaven when you set your sights on this stunningly spacious semi detached family home in Brown Edge. The CHAPEL House, offers immaculate accommodation nestled in a beautiful garden plot. The accommodation on offer comprises a large lounge/diner, modern fitted kitchen with utility room, conservatory, three double bedrooms, family bathroom plus shower room. Externally the property benefits from ample off road parking with an extensive block paved driveway to the front leading to a detached garden. The rear garden is huge and beautifully landscaped to give you your own little oasis, there is paved patio seating areas, lush lawns with established flower bed borders. To the rear of the garden you will find a raised decked seating area and summerhouse/bar. Located in the desirable area of Brown Edge, close to local amenities and countryside walk ways. So make you way to the CHAPEL.... as we are already in love!!!

Offers in the region of £375,000

The Chapel House Sandy Lane

Brown Edge, Stoke-On-Trent, ST6 8QJ



- STUNNINGLY SPACIOUS SEMI DETACHED
- MODERN FITTED KITCHEN & UTILITY ROOM
- CONTEMPORARY BATH PLUS CLOAKROOM
- POPULAR LOCATION
- SITTING ON AN EXTENSIVE PLOT
- SUNNY CONSERVATORY
- LARGE OFF ROAD PARKING WITH DETACHED GARAGE
- LARGE LOUNGE/DINER
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN WITH SUMMERHOUSE/BAR

GROUND FLOOR

Entrance Hall

13'5" x 6'3" (4.10 x 1.92)

The property has a composite entrance door to the front aspect coupled with a double glazed window to the side aspect. Under stairs storage cupboard. Stairs lead to the first floor. Radiator.

Lounge/Diner

24'10" x 10'3" (7.58 x 3.14)

A double glazed bay window overlooks the front aspect, coupled with double glazed sliding patio doors into the conservatory. Fireplace housing gas fire. Television point. Two radiators and space for table and chairs.

Kitchen

11'5" x 7'11" (3.49 x 2.42)

A double glazed window overlooks the side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls. Integrated appliances include NEFF electric oven, NEFF hob with NEFF cooker hood, fridge/freezer, dishwasher, NEFF microwave and wine cooler. Ceiling spotlights.

Conservatory

17'6" x 10'5" (5.34 x 3.18)

A UPVC conservatory with double glazed windows to the rear and side aspect coupled with double glazed doors leading out to the rear garden. Tiled flooring and radiator.

Utility Room

9'2" x 4'1" (2.80 x 1.26)

Space and plumbing for washing machine, tumble dryer and second fridge/freezer. Wall mounted central heating boiler. Fitted storage unit and tiled flooring.

Shower Room

7'9" x 3'5" (2.37 x 1.05)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising double walk in shower unit with waterfall shower head, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Vertical height radiator.

FIRST FLOOR

First Floor Landing

8'0" x 6'11" (2.44 x 2.13)

A double glazed window overlooks the side aspect. Loft access hatch and airing cupboard.

Bedroom One

17'8" x 8'6" (5.39 x 2.60)

A double glazed window overlooks the rear aspect. Television point. Ceiling spotlights and radiator.

Bedroom Two

12'7" x 9'9" (3.85 x 2.99)

A double glazed window overlooks the rear aspect. Television point and radiator.

Bedroom Three

11'10" x 9'3" (3.63 x 2.83)

A double glazed window overlooks the front aspect. Fitted wardrobes with sliding doors. Television point and radiator.

Bathroom

7'5" x 6'10" (2.27 x 2.10)

A double glazed window overlooks the front aspect. Fitted with a suite comprising bath with mixer shower tap, low level W.C and wash hand basin. Fully tiled walls and ceiling spotlights. Vertical height radiator and storage cupboard.

EXTERIOR

To the front the property has an extensive block paved driveway to the front and side of the property, leading to the detached garage. To the rear the property has an huge garden plot. The garden has paved patio seating areas, a lush lawn and mature flower bed borders. To the rear of the garden you will find a raised decked seating area and the summerhouse/bar. There is also access to a large workshop and garden area.

Summerhouse/Bar

13'2" x 9'1" (4.03 x 2.77)

Double glazed patio doors lead into the summerhouse/bar, which is fully equipped with power and lighting.

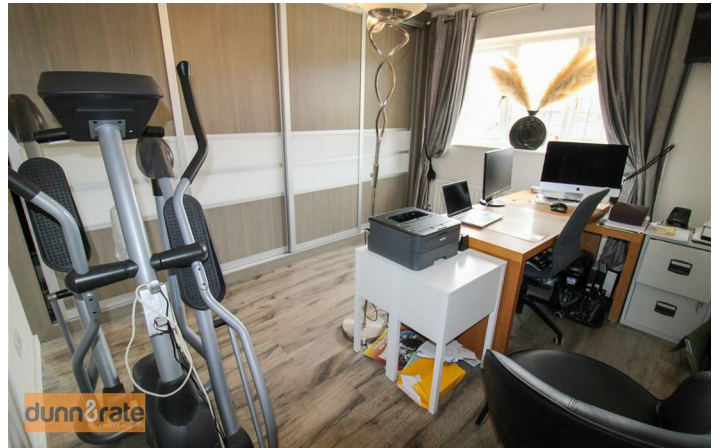
Garden Shed/Workshop

Power and lighting.

Garage

12 x 8 (3.66m x 2.44m)

Electric roller door to the front aspect and UPVC door to the side aspect.



Floor Plan



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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