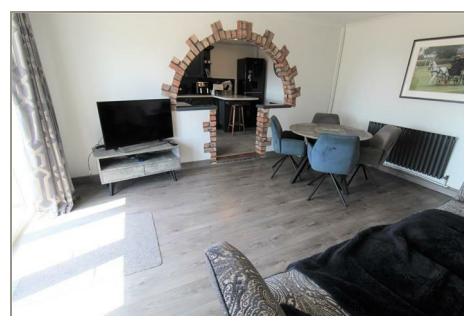
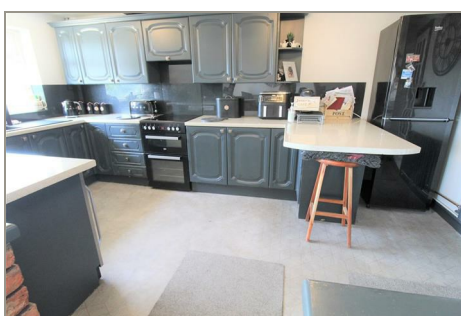




The Croft Hough Hill

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

The climb to the top of the HILL is always difficult but the view from the top is beautiful! Its time to set your sights on this spacious detached bungalow on Hough HILL and what a view it is. This detached bungalow sits in an extremely sizeable plot with stunning open views. The accommodation on offer comprises a lounge, kitchen, dining room, utility room, three double bedrooms, contemporary bathroom with freestanding bath and separate shower room. Externally the property benefits from ample off road parking and a four stable block complete with tack/ storage room. The bungalow is surrounded by well established tiered gardens, with lawned areas, vegetable plots, gravelled patio and hot tub area. Located in the desirable area of Brown Edge, offering semi rural living with access to local amenities, schooling and country side walks. Are you ready to admire the view? Get yourself to the top of the HILL and call us today to book a viewing.

£420,000

The Croft Hough Hill

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



- BEAUTIFUL DETACHED BUNGALOW
- FITTED KITCHEN AND UTILITY ROOM
- A LARGE PLOT SITTING ON APPROXIMATELY 1/3 OF AN ACRE
- FOUR STABLES AND TACK/STORAGE ROOM
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- TWO RECEPTION ROOMS
- BATHROOM AND SHOWER ROOM
- ENCLOSED REAR GARDEN WITH FAR REACHING VIEWS

Entrance Hall

21'1" x 8'7" (6.43 x 2.64)

A UPVC door to the front aspect and two double glazed windows to the front aspect. Radiator and ceiling spotlights. Access to loft hatch. Herringbone laminate flooring.

Lounge

15'2" x 14'3" (4.64 x 4.35)

A double glazed window to the front aspect. Electric fireplace and two radiators. Wall lights. Television and telephone point.

Dining Room

15'3" x 11'11" (4.66 x 3.64)

UPVC patio doors to the rear aspect. Radiator and television point. Laminate flooring.

Kitchen

15'10" x 8'9" (4.83 x 2.67)

A double glazed window to the rear aspect. Fitted with a range of wall and base storage units with inset A sterite sink and side drainer with mixer tap. Co ordinating work surface areas. Integrated appliances include electric oven and electric hob with cooker hood above. Plumbing for a dishwasher and space for a fridge/ freezer. Space for a wine cooler. Radiator. Vinyl flooring.

Utility Room/ Potential Bedroom Four

8'8" x 8'4" (2.65 x 2.56)

A double glazed window to the front

aspect. Fitted with base storage units and inset A sterite sink with drainer and mixer tap. Co ordinating work surface areas. Partly tiled walls and tiled flooring. Plumbing for a washing machine and space for a tumble dryer. Combi boiler and vertical towel rail.

Bedroom One

12'11" x 9'10" (3.94 x 3.02)

A double glazed window to the side aspect. Fitted wardrobes and radiator. Television point.

Bedroom Two

11'7" x 9'9" (3.54 x 2.98)

A double glazed window to the front aspect. Radiator and laminate flooring.

Bedroom Three

11'1" x 9'9" (3.40 x 2.98)

A double glazed window to the front aspect. Radiator and laminate flooring.

Bathroom

8'10" x 5'6" (2.70 x 1.70)

A double glazed window to the side aspect. Fitted with a suite comprising free standing bath, wash hand basin and low level W.C. Fully tiled walls and flooring. Touch censored mirror and towel rail. Extractor fan and ceiling spotlights.

Shower Room

7'9" x 5'7" (2.38 x 1.72)

A double glazed window to the side aspect. Fitted with a shower cubicle with waterfall shower head, vanity wash hand

basin and low level W.C. Fully tiled walls and tiled flooring. Extractor fan and vertical towel rail

EXTERIOR

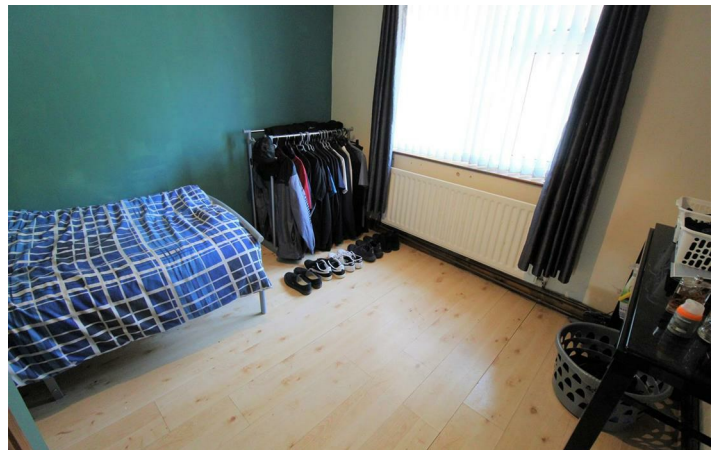
The front of the property benefits from a tarmacadam drive and a further adjoining gravelled drive providing ample off road parking for multiple size vehicles. There is a block of four stables and a tack/storage room. One of the stables is currently used as a home gym area. The rear of the property offers far reaching views with a gravelled garden featuring a hot tub, pergola and green house. The lower tier of the garden is has vegetable plots and a shed. All of the garden is fully enclosed with far reaching views.

Council Tax Band

Council tax band- C.

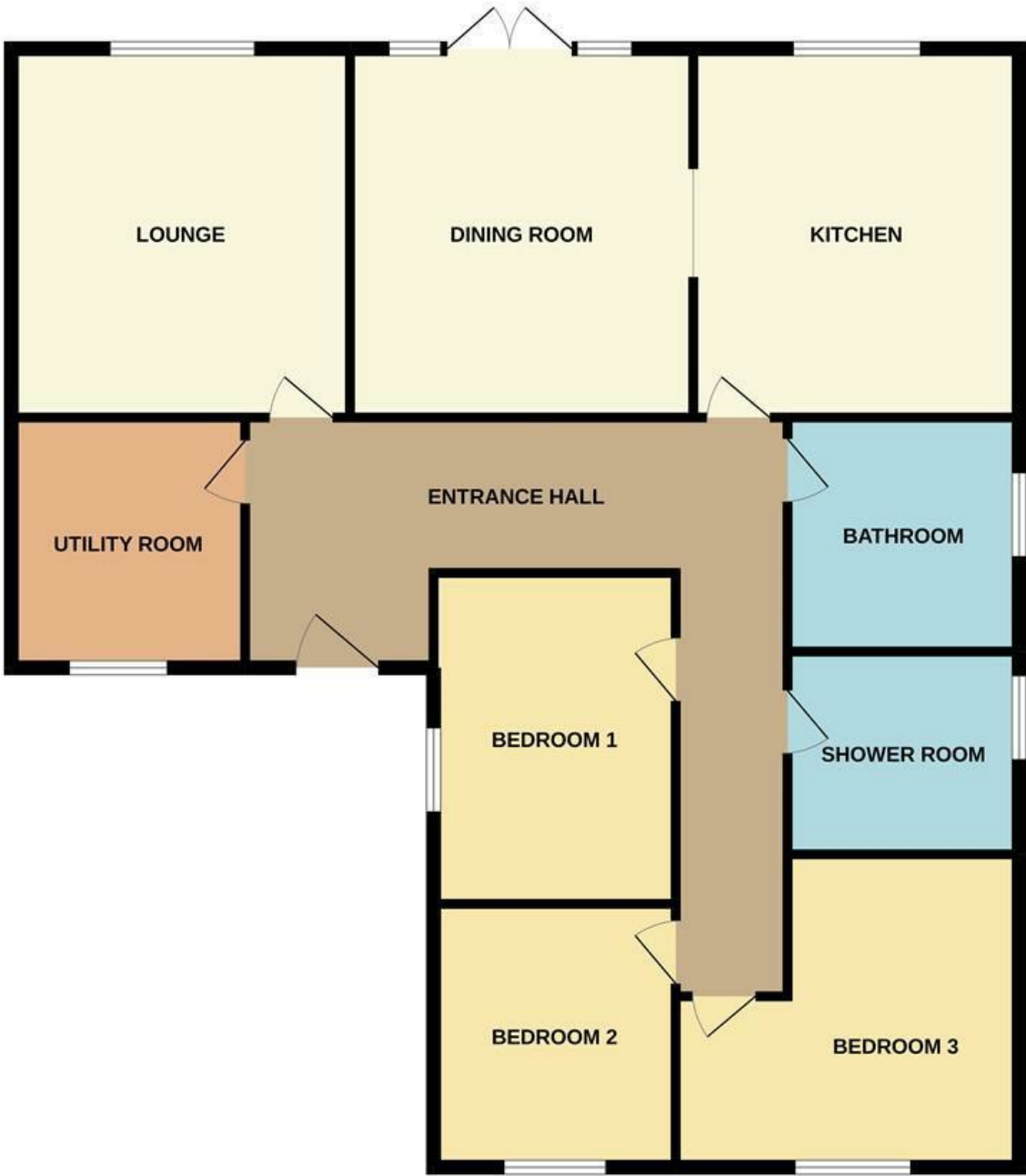
Agents Notes

Please note the high level photograph is to give you a guide on the plot size and is not an exact representation of the title deeds.



Floor Plan

GROUND FLOOR



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.
Made with Metropix ©2022

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.

