

## 141 High Lane Brown Edge, Stoke-On-Trent, ST6 8RT

Have you searched HIGH and low for that perfect family home? Well stop right there and look no further as I have found the one you have been looking for. A superb detached dormer bungalow on HIGH Lane. Sitting on a sizeable corner plot this property definitely breaks the mould of your average bungalow. Immaculately presented throughout the accommodation spans over two floors and comprises of a large lounge/diner, modern fitted breakfast kitchen, utility room, W.C, a bathroom plus shower room and the potential for five bedrooms or versatile space for an office or dining room. Externally the property benefits from a huge block paved driveway with ample off road parking and a double garage with electric roller door. The gardens frame the house and offer a lawned area and a low maintenance gravelled side garden with paved patio seating area and summer house. The gardens are fully enclosed with hedge borders and double gates. Located in the popular area of Brown Edge, close to local amenities and schooling. It's time to get HIGH on life and make HIGH Lane your new home. call today and book a viewing.

**£430,000**

# 141 High Lane

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



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- IMMACULATE SPACIOUS DETACHED DORMER BUNGALOW
- VERSATILE SPACE FOR OFFICE OR DINING ROOM
- HUGE CORNER PLOT
- POPULAR LOCATION
- LARGE LOUNGE/DINER
- POTENTIAL FOR FIVE BEDROOMS
- DOUBLE GARAGE WITH ELECTRIC DOOR
- BREAKFAST KITCHEN
- FAMILY BATHROOM PLUS SHOWER ROOM
- LOW MAINTENANCE GARDEN WITH AMPLE OFF ROAD PARKING

## GROUND FLOOR

### Entrance Hall

18'3" x 13'11" (5.57 x 4.26)

A large and welcome entrance hall with a composite entrance door to the front aspect coupled with a double glazed window to the front. Tiled flooring. Telephone point and a storage cupboard. Two radiators. Stairs leading to the first floor.

### Lounge/Diner

17'7" x 12'10" (5.37 x 3.92)

A double glazed window overlooks the front and side aspect. Fireplace housing gas fire. Television and telephone point and radiator.

### Breakfast Kitchen

12'6" x 10'9" (3.82 x 3.29)

A double glazed window overlooks the rear and side aspect. Fitted with wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas with integrated fridge, dishwasher and double electric Bosch oven with gas hob and cooker hood above. Ceiling spotlights and radiator. Space for table and chairs and telephone point.

### Utility Room

9'7" x 4'7" (2.93 x 1.42)

A double glazed composite stable door overlooks the rear aspect. Work surface areas. Space and plumbing for fridge/freezer, washing machine and tumble dryer. Radiator.

### Cloakroom

6'3" x 2'2" (1.92 x 0.68)

A double glazed window overlooks the rear aspect. Fitted with a low level W.C and vanity hand wash basin. Partly tiled walls.

### Bedroom One

12'11" x 12'11" (3.94 x 3.94)

A double glazed window overlooks the side aspect. Fitted wardrobes, drawers and dressing table. Karndean flooring. Television point and radiator.

### Bedroom Two/Dining Room

14'0" x 10'9" (4.28 x 3.29)

A double glazed overlooks the front and side aspect. Karndean flooring. Radiator and TV point.

### Bedroom Four

10'2" x 7'1" (3.10 x 2.18)

A double glazed window overlooks the front aspect. Fitted wardrobe. Karndean flooring. Radiator and TV point.

### Bathroom

8'9" x 5'10" (2.68 x 1.78)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with mixer tap, separate shower unit, wash hand basin and low level W.C. Fully tiled walls and extractor fan. Ladder style towel radiator. Ceiling spotlights and extractor fan.

## FIRST FLOOR

### First Floor Landing

Open landing area with eaves storage.

### Bedroom Three

17'7" x 11'9" (5.36 x 3.60)

A double glazed window overlooks the front aspect. Fitted storage cupboards, radiator TV and telephone point.

### Bedroom Five/Office

11'7" x 7'9" (3.54 x 2.37)

A double glazed Velux window overlooks the side aspect. Fitted storage cupboard radiator.

### Shower Room

5'8" x 5'2" (1.75 x 1.59)

Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Eaves storage. Walk-in loft space, partly boarded and lighting.

## EXTERIOR

The property sits on a large corner plot with a hedge border, double gates lead to a large block paved driveway and double garage. To the side there is a lawned area framed with flower bed borders. To the rear and side the property is low maintenance with a large paved patio seating area and the remaining garden is laid to gravel. Summerhouse and mature shrubs and trees. Exterior lighting fitted throughout the grounds.

### Garage

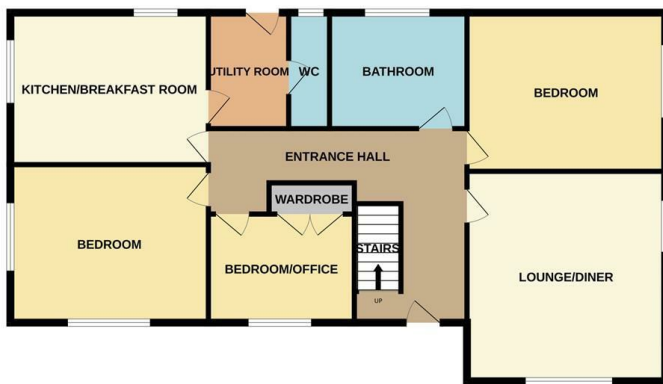
18'1" x 16'9" (5.53 x 5.13)

Electric up and over door, power and lighting. A double glazed window overlooks the rear aspect, coupled with a PVC access door. Wall mounted central heating boiler and water tap.

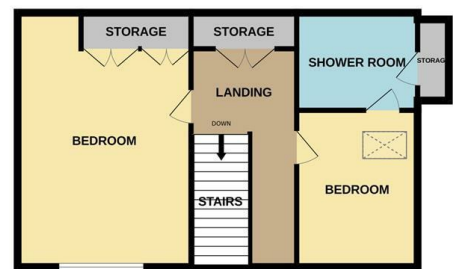


# Floor Plan

GROUND FLOOR



1ST 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.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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