dunn&rate ESTATE AGENTS









2 Elm Cottages Back Bunts Lane

Stockton Brook, Stoke-On-Trent, ST9 9PP

Let me create the complete picture of serenity, a picturesque cottage nestled away down a private road in the desirable area of Stockton Brook. To the side the property has a sizeable garden with stunning panoramic views over the beautiful rolling countryside hills. Elm Cottage is a unique semi detached property that has been stunningly renovated by its current owners, finished to a high standard the accommodation on offer comprises a lounge with exposed brick fireplace housing a multi fuel log burner, superb dining kitchen with island, Rangemaster cooker and belfast sink unit, utility area and cloakroom. To the first floor you will find two double bedrooms and chic bathroom. Externally the property benefits from ample off road parking to the front. The garden is fully enclosed and sizeable, landscaped with a lawn and gravelled pathway leading to the outdoor dining and seating area. Located in the desirable area of Stockton Brook close to local schooling, canal towpaths and commuter links. If beauty is good for the soul, then I wish I could take everyone to L'Hermitage, to admire it, don't delay and book a viewing on this one of a kind property.

£320,000

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- STUNNING SEMI DETACHED COTTAGE
- MODERN FITTED KITCHEN WITH ISLAND
- MODERN FITTED BATHROOM
- POPULAR LOCATION
- BEAUTIFULLY POSITIONED WITH OPEN VIEWS
- UTILITY AREA & CLOAKROOM
- AMPLE OFF ROAD PARKING
- LOUNGE WITH MULTI FUEL LOG BURNER
- TWO DOUBLE BEDROOMS
- SIZEABLE LANDSCAPED GARDEN

GROUND FLOOR

Lounge

13'3" x 10'5" (4.06 x 3.18)

A double glazed window overlooks the front aspect. Open fireplace with exposed brick work housing multi fuel log burner. Fitted storage cupboards and shelving. Television point and radiator.

Kitchen/Diner

13'3" x 13'1" (4.04 x 4.01)

The property has a access door leading from the front aspect with a double glazed access door to the side of the property coupled with a double glazed window to the front. The kitchen is fitted with a range of wall and base storage units with inset belfast sink unit and coordinating work surface areas. Integrated fridge/freezer and freestanding Rangemaster cooker. There is an island seating area with storage, tiled flooring and partly tiled walls. Under stairs storage cupboard. Ceiling spotlights and radiator.

Utility Area

A double glazed window overlooks the side aspect. Wall mounted central heating boiler. Space and plumbing for washing machine and tumble dryer.

Cloakroom

5'4" x 2'6" (1.65 x 0.77)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and wash hand basin with tiled splashback. Ceiling spotlights, extractor fan and radiator.

FIRST FLOOR

First Floor Landing

A double glazed window overlooks the rear aspect. Loft access hatch.

Bedroom One

13'3" x 10'5" (4.04 x 3.20)

A double glazed window overlooks the front aspect. Open fireplace with exposed brickwork. Vaulted ceiling with beams. Television point and radiator.

Bedroom Two

13'4" x 9'10" (4.07 x 3.01)

Two double glazed windows overlook the front aspect. Vaulted ceiling with exposed beams. Radiator.

Bathroom

9'2" x 6'2" (2.81 x 1.89)

A double glazed window overlooks the side aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and wash hand basin. Partly tiled walls, ceiling spotlights and extractor fan. Vertical height radiator.

EXTERIOR

The property has a gravelled driveway to the front with ample off road parking for three vehicles, a side access gate leads to the garden. The garden is sizeable and is to the side of the property, it has a gravelled lower seating area with access to the rear of the property where you will find a garden shed and outdoor dog bath. Steps lead up to the lawn area and a gravelled pathway takes you to the seating area covered with a wooden pergola, outdoor bbq area and summerhouse. The garden is framed with planter borders and lovely open views.

Agents Notes

Please note to the rear of the property there is a separate piece of land not included in this sale, The current owners have submitted the following planning permission

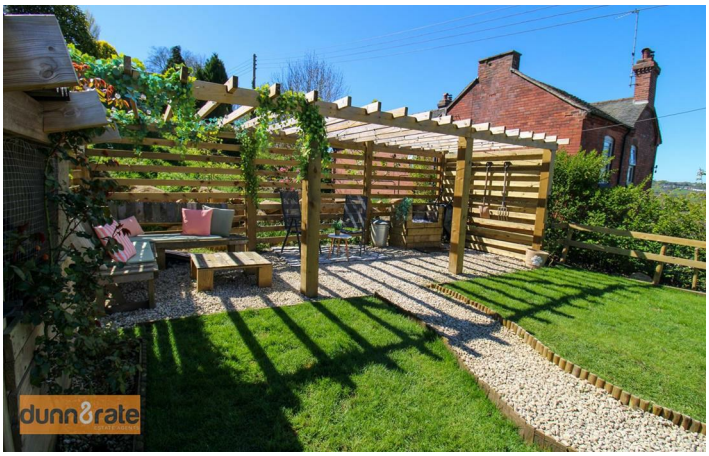
https://development.stoke.gov.uk/planr
fa=getApplication&id=196164











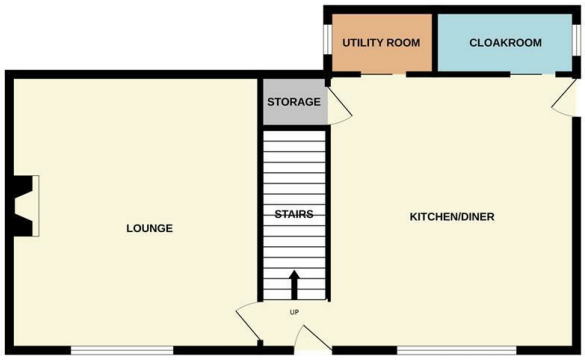




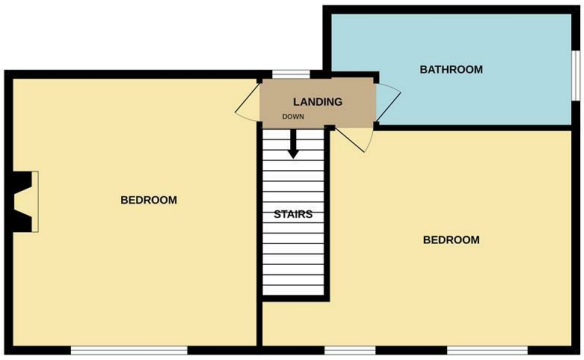


Floor Plan

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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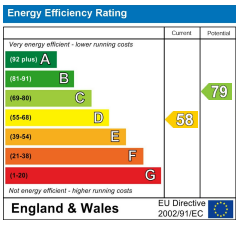

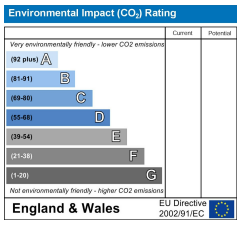

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