



Oak Lodge Sandy Lane

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

I call you, when I need you my heart's on fire, you come to me, come to me, wild and wild....You're simply the best! Better than all the rest!!! Better than any house, any house you've ever seen! We have found the best and its ready and waiting for a new owner. Stunningly beautiful throughout this spacious semi detached property on the popular road Sandy Lane in the sought after area of Brown Edge is new to the market. The accommodation comprises a large lounge/diner, modern fitted kitchen, conservatory, five fantastic sized bedrooms, huge family bathroom and shower room. Externally the property benefits from ample off road parking to the front with an integral garage. To the rear the garden is south facing and landscaped with paved patio areas, wooden pergola seating area, lawn, pretty water feature and large summerhouse complete with power, electric and heating. Located in the village of Brown Edge with local amenities nearby and close to excellent schooling. Don't you want the best???? Well here it is, yours for the taking! Call today to book a viewing.

£399,950

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- IMMACULATE SEMI DETACHED
- MODERN FITTED KITCHEN
- HUGE FAMILY BATHROOM
- GARAGE & AMPLE OFF ROAD PARKING
- SPACIOUS LIVING ACCOMMODATION
- CONSERVATORY
- SHOWER ROOM WITH SPA SHOWER UNIT
- LARGE LOUNGE/DINER
- FIVE FANTASTIC BEDROOMS
- LANDSCAPED REAR GARDEN WITH SUMMERHOUSE

GROUND FLOOR

Entrance Hall

12'9" x 6'4" (3.91 x 1.94)

The property has a double glazed entrance door to the front aspect. Under stairs storage cupboard. Ceiling spotlights. Stairs leading to the first floor with glass balustrade. Radiator.

Lounge/Diner

25'0" x 12'2" (7.63 x 3.72)

A double glazed bay window overlooks the front aspect and to the rear there is double glazed French doors leading out to the rear garden. Feature gas fire. Television and telephone point. Two radiators.

Kitchen

17'4" x 8'0" (5.29 x 2.46)

Oak sliding bi-fold doors lead into the conservatory. Fitted with a range of wall and base storage units with inset Asterite sink unit and side drainer. Coordinating work surface areas and splashbacks. Integrated appliances include electric oven and hob over with cooker hood above, fridge and freezer, washing machine, tumble dryer and dishwasher. Ceiling spotlights.

Conservatory

17'7" x 8'0" (5.38 x 2.46)

A UPVC double glazed conservatory with double glazed windows to the side and rear aspect and double doors lead out to the rear garden. Ceiling fan. Under floor heating.

Rear Hall

12'0" x 3'1" (3.67 x 0.96)

Ceiling spotlights, access into garage and tiled flooring.

Shower Room

7'3" x 4'4" (2.21 x 1.34)

A double glazed window overlooks the rear

aspect. Fitted with a suite comprising, low level W.C, vanity wash hand basin, corner spa shower unit, featuring sauna function, jets and built in radio, radiator and vertical towel rail.

FIRST FLOOR

First Floor Landing

Loft access hatch with loft ladders. Ceiling spotlights.

Bedroom One

12'1" x 9'6" (3.70 x 2.92)

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

Bedroom Two

12'9" x 9'10" (3.89 x 3.02)

A double glazed window overlooks the rear aspect. Television point and ceiling spotlights. Radiator.

Bedroom Three

14'3" x 8'10" (4.35 x 2.70)

A double glazed window overlooks the rear aspect. Television point, ceiling spotlights, wall lights and radiator.

Bedroom Four

10'11" x 7'9" (3.35 x 2.37)

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

Bedroom Five

11'8" x 7'9" (3.57 x 2.37)

A double glazed window overlooks the side aspect. Television and telephone points. Loft access hatch, boarded with loft ladder. Ceiling spotlights and radiator.

Bathroom

15'11" x 6'3" (4.87 x 1.91)

Two double glazed windows overlook the

front aspect. Fitted with a suite comprising corner jacuzzi bath, his and her wash hand basins and low level W.C. Fully tiled walls and extractor fan. Radiator and spring heated towel rail.

EXTERIOR

To the front the property benefits from a large gated concrete imprinted driveway with ample off road parking, corner water feature and hedge borders. To the rear the garden is fully landscaped with wooden pergola seating area, laid to lawn and steps leading up to a large paved patio area, summerhouse and mature trees. Water feature and wall down lighters light up the garden. Outside tap and power points.

Summerhouse

10'10" x 10'10" (3.31 x 3.31)

A wooden summerhouse with pitched roof, double doors lead to the front and windows to the side. Television point, power and lighting and two electric heaters.

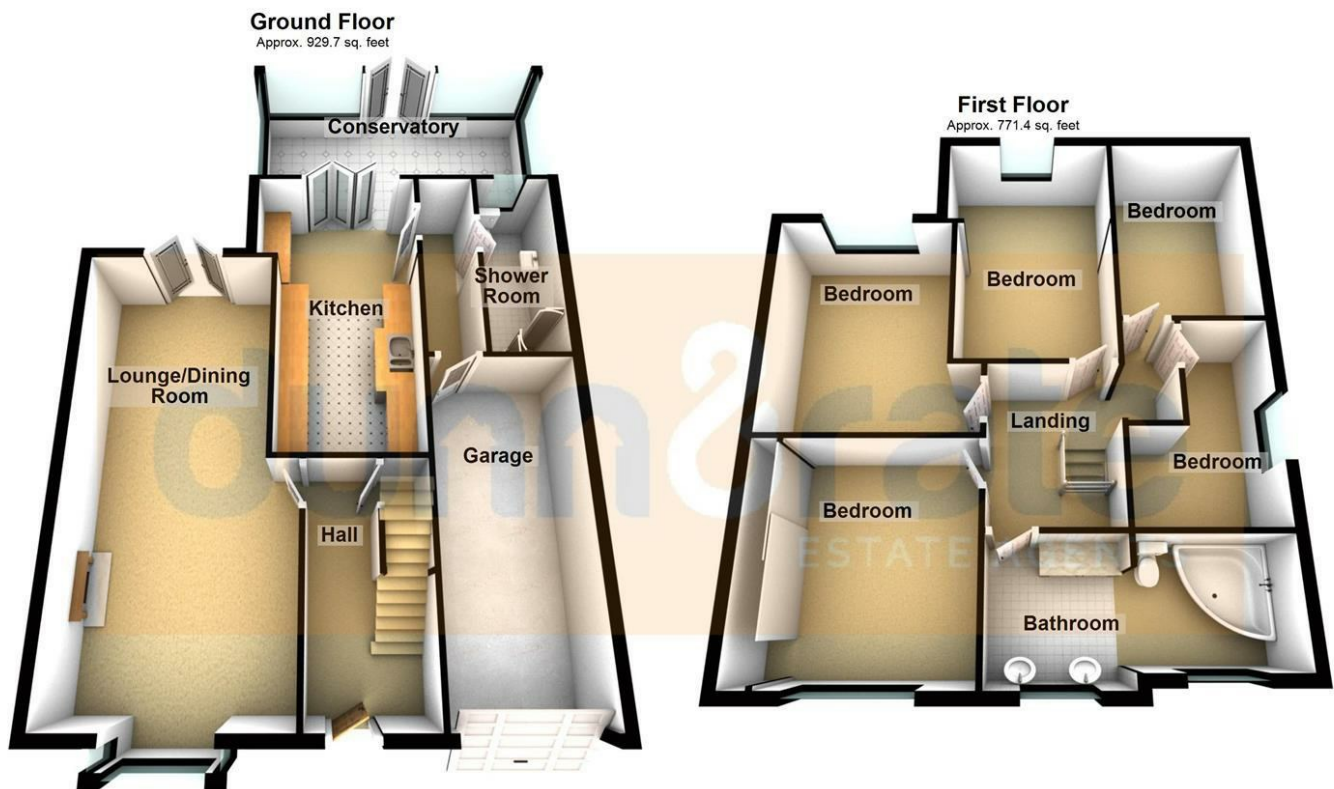
Garage

19'5" x 8'7" (5.93 x 2.62)

Integrated garage with electric up and over door. Power and lighting. Wall mounted central heating boiler and hot and cold taps. Access door into the main house.



Floor Plan



Total area: approx. 1701.2 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

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