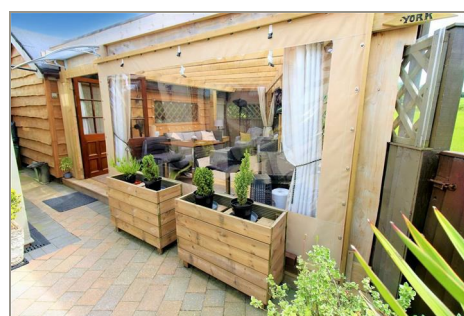




## The Nook Stanley Road

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

Everyone loves a good VIEW! And the VIEW I am looking at is amazing from every angle. Beautifully nestled away in one of the areas most desirable locations, The Nook is stunningly presented throughout and is surrounded by lush greenery with far stretching views of the countryside. The spacious accommodation on offer comprises a lounge, spacious breakfast kitchen, a bright sun room, three bedrooms, ground floor bathroom, upstairs shower room and separate en-suite W.C. Externally, the property benefits from a fully enclosed, low maintenance garden with views galore. A enclosed summer house with power and lighting, large workshop and driveway. Situated in the extremely sought after area of Stockton Brook, close to local amenities, schooling and canal towpaths. Come and admire the VIEW for yourself and call today to book a viewing.

**Offers in excess of £359,950**

# The Nook Stanley Road

## Stockton Brook, Stoke-On-Trent, ST9 9LL



- STUNNING SOUTH FACING PROPERTY WITH BEAUTIFUL VIEWS
- SUN ROOM/ SNUG
- ENCLOSED GARDEN WITH VIEWS AND OFF ROAD PARKING
- VIEWING IS A MUST!!
- GOOD SIZED LOUNGE WITH LOG BURNER EFFECT FIREPLACE
- THREE BEDROOMS
- SUMMER HOUSE WITH POWER & LIGHT
- MODERN FITTED KITCHEN WITH SMEG APPLIANCES
- TWO CONTEMPORARY BATHROOMS
- IMMACULATE PROPERTY IN THE PERFECT LOCATION

### GROUND FLOOR

#### Sun Room

20'0" x 6'10" (6.12 x 2.09)

Double glazed windows to the front aspect and double glazed patio doors to the front aspect. Three Velux windows. Radiator and television point. Tiled flooring.

#### Kitchen/ Breakfast Room

14'8" x 12'0" (4.49 x 3.68)

Double glazed windows to the front and side aspect. Fitted with a range of wall and base storage units with inset stainless steel sink and mixer tap. Coordinating work surface areas, breakfast bar and partly tiled walls. Integrated appliances include Smeg electric oven and gas hob with cooker hood above. Space for a fridge/freezer and plumbing for a washing machine. Radiator and tiled flooring.

#### Lounge

17'0" x 15'6" (5.19 x 4.74)

Double glazed windows to the front aspect and double glazed patio doors to the front aspect. Electric log burner effect fireplace and radiator. Television point. Door to under stair storage cupboard.

#### Inner Hall

4'9" x 4'3" (1.47 x 1.31)

Doors to storage cupboards housing combi boiler and tumble dryer.

#### Bedroom Three

9'1" x 6'5" (2.78 x 1.98)

A double glazed window to the side aspect. Radiator and ceiling spotlights.

#### Bathroom

6'6" x 6'6" (2.00 x 1.99)

Fitted with a suite comprising wash hand basin, low level W.C. and bath with jacuzzi jets and shower head. Fully tiled walls and flooring. Radiator and extractor fan. Ceiling spotlights.

### FIRST FLOOR

#### Landing

Stairs from the ground floor and double glazed window to the rear aspect. Loft access and radiator.

#### Bedroom One

15'0" x 11'5" (4.58 x 3.48)

A double glazed window to the front aspect. Radiator and television point.

#### W.C.

5'0" x 2'8" (1.53 x 0.82)

Fitted with a W.C. and vanity wash hand basin.

#### Bedroom Two

14'6" x 9'1" (4.42 x 2.79)

Double glazed windows to the front and side aspect. Radiator and television point.

#### Shower Room

7'6" x 4'9" (2.31 x 1.47)

Double glazed window to the front aspect. Fitted with a suite comprising shower cubicle, vanity wash hand basin and low level W.C. Extractor fan and vertical towel rail. Ceiling spot lights

### EXTERIOR

There is a block paved driveway for off road parking followed by double gates for access. The garden is to the front of the property which is block paved with sleepers and flower beds. Stunning views of the countryside.

#### Summer House

16'3" x 13'2" (4.96 x 4.02)

Wooden built with power and light.

#### Workshop

13'10" x 9'0" (4.23 x 2.76)

Power and lighting.

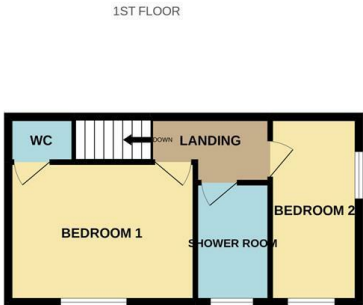
#### Council Tax Band

Council Tax Band C

Purchaser should seek confirmation prior to completion



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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