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Bank End, Brown Edge, Stoke-On-Trent
Offers In The Region Of £549,950

Bank End, Brown Edge, Stoke-On-Trent, ST6 8QR

As beautiful and new as daybreak, and as shiny as a new pin –
When you set eyes on this mesmerising house you'll want to move straight in! –
This THREE STOREY, FOUR BEDROOM DETACHED abode –
Has all the ingredients for a perfect forever home –
Modern, chic and stylish all the way through –
There's even glass balconies at the rear to admire the stunning view –
A property as wonderful as this will be snapped up quick, so don't delay –
Call the Debra Timmis team to arrange your viewing today!



An outstanding architect designed executive family home, this property is the pinnacle of modern living. Finished with the utmost attention to detail with a focus on high quality fixtures and fittings throughout. Tucked away down a private driveway, 'The Croft' is a FINE example of a contemporary FAMILY HOME, boasting an innovative design as well as versatile accommodation all the way through. This substantial THREE STOREY DETACHED property boasts FOUR DOUBLE BEDROOMS and THREE BATHROOMS, plus a state of the art kitchen diner/family room complete with integrated appliances and breakfast bar island. The location of Brown Edge, together with the elevated position and use of glass fronted balconies, means you really will benefit from the mesmerising far reaching views of the Staffordshire countryside that are on offer here. The rear garden itself is a great size and perfectly landscaped with artificial lawn and extensive patio area. To the front there is a large Integral Garage and extensive driveway offering parking for several vehicles. There is so much on offer here that it really needs to be seen to be truly appreciated. So if the executive lifestyle is what you're looking for, call the team at Debra Timmis to arrange your viewing before it's too late!

GROUND FLOOR LANDING

Entrance Hall

Composite partial double glazed door to the front aspect. Feature open staircase with wood banister and glazed balustrade giving access to the lower ground floor and first floor. Large feature glazed window to the front aspect. Inset ceiling spot lights. Internal access to the integral garage. Under floor heating.

Separate WC 4'5" x 3'2" (1.35 x 0.98)
Double glazed window to the front aspect. Inset ceiling spot lights. Quick step laminate flooring. Low level floating WC and vanity wash hand basin. Under floor heating.

Master Bedroom 12'11" x 12'5" (3.94 x 3.79)
Double glazed windows and French doors opens to the Juliette balcony with chrome safety rail enjoying far reaching views. Walk-in wardrobe. Quick step laminate flooring. Under floor heating.

En-Suite Shower Room 7'9" x 4'1" (2.38 x 1.26)
Low level WC, pedestal wash hand basin, part panelled waterproof covered walls, separate shower cubicle with mains shower with full waterproof wall coverings to shower cubicle, extractor fan, heated towel rail radiator. Double glazed window. Inset ceiling spot lights. Under floor heating.

Covered Balcony
balcony with chrome safety rail enjoying far reaching views. Personal door with access into the integral garage.

Integral Garage 18'6" x 12'10" (5.65 x 3.92)
Electric up and over door, power points, radiator, internal door to entrance level hallway. Double glazed window to the side aspect. Personal door with access to the covered balcony.

LOWER GROUND FLOOR LANDING
Quick step laminate laid flooring, Airing cupboard with useful storage recess. internal door giving access to.....

Kitchen/Breakfast Room/ Family Room 27'8" x 12'11" (8.45 x 3.94)
Arguably the most significant room in any home this chic and sophisticated kitchen will not disappoint. Truly prestigious fitted kitchen. Double glazed windows to rear aspect, quickstep laminate flooring. Impressive fitted kitchen with range of floor and base units incorporating breakfast island with Quartz work top over, plunge sockets and units below. Induction hob, extractor fan, feature mood inset lighting. Inset one and half bowl sink and Quartz drainer with mixer tap. Integral dishwasher, integrated coffee machine, integrated microwave, two integrated ovens, two warming draws. Family Living Area - Quickstep laminate laid wood style floor, double glazed French doors to rear garden with two feature double glazed windows to side of door to rear aspect. Under floor heating throughout.

Sitting Room 12'11" x 10'10" (3.95 x 3.31)
Double glazed French doors to the side aspect. Inset ceiling spot lights. Quickstep laminate flooring. under floor heating throughout

Utility Room 8'3" x 7'7" (2.53 x 2.33)
Quickstep laminate flooring. Stainless steel single drainer sink unit. Wall mounted Vaillant gas central heating boiler. Space for tumble dryer and plumbing for washing machine, power points. Inset ceiling spot lights. Side door access. Under floor heating throughout.

Shower Room 8'7" x 2'10" (2.63 x 0.87)
Tiled flooring, low level WC, hand wash basin, part panelled waterproof covered walls, separate shower cubicle with mains shower with full waterproof wall coverings to shower cubicle. Inset ceiling spot lights. Under floor heating.

FIRST FLOOR LANDING
Loft access. Inset ceiling spot lights. Quickstep laminate flooring.

Family Bathroom 9'7" max x 8'6" max (2.94 max x 2.61 max)

Double glazed Velux style window. Quickstep laminate flooring, free standing bath with mixer tap, low level WC, pedestal wash hand basin with part panelled waterproof covered walls, separate shower cubicle with mains shower with full waterproof wall coverings to shower cubicle. extractor fan. Heated towel rail. Inset ceiling spot lights.

Guest Bedroom 12'11" max x 11'8" (3.94 max x 3.58)
Two Velux style windows to the rear, sloping ceiling. Radiator, Inset ceiling spot lights. Walk-in wardrobes. Access into the ensuite shower room. Quickstep flooring.

En-Suite Shower Room 6'5" x 4'11" (1.97 x 1.50)
Low level WC, pedestal wash hand basin. separate shower cubicle with mains shower with full waterproof wall coverings to shower cubicle, extractor fan, heated towel rail. Double glazed window. Inset ceiling spot lights. Quickstep laminate flooring.

Bedroom Three 12'11" max x 10'1" to robe (3.95 max x 3.09 to robe)
Two Velux style windows to the rear. Double glazed window to the side aspect. Sloping ceiling. Radiator, Inset ceiling spot lights. Walk-in wardrobes. Quickstep flooring.

Bedroom Four 12'11" x 10'10" max (3.95 x 3.31 max)
Velux style window. Sloping ceiling. Radiator, Inset ceiling spot lights. Quickstep laminate flooring.

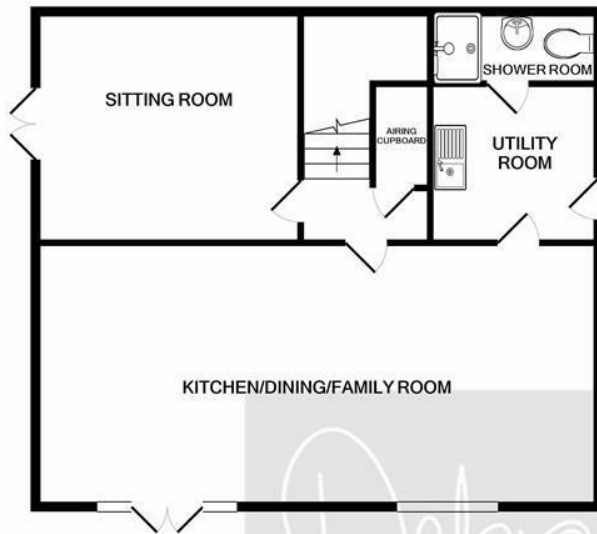
Externally
Block paved driveway with parking for multiple cars, garage access, stone wall boundary, steps giving access to rear garden, access to front entrance door.
The rear garden which has the benefit of not being directly overlooked, is of a superb size and is beautifully presented. There is a stone laid patio, artificial laid lawn, steps down to tiered lower garden with decorative gravelled feature. Artificial laid lawn and additional seating area with fire pit. Hand built wall boundary, paved side patio, paved walking to side of property and steps access to front of property.

Directions
Turn into Sytch Road in Brown Edge, follow the road around until you see Bank End on the right hand side, turn into Bank End and follow the road round to the left, at the brow of the hill, the property is set back off the road on its own private driveway, distinguished by stone walls to the left hand side, follow the driveway up to the top and 2, The Croft, is on the left hand side.

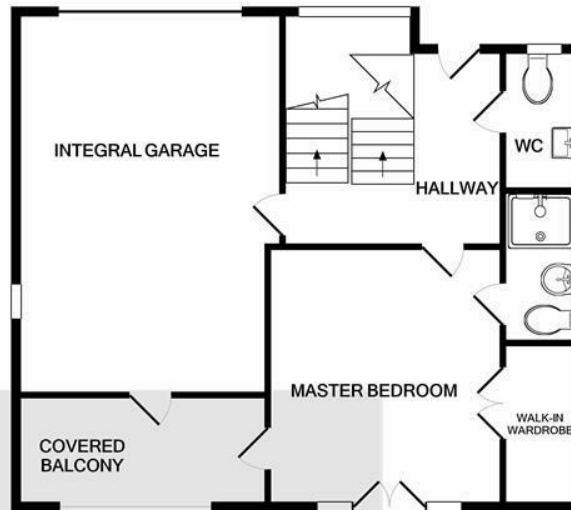
Agents Notes
Please note the walk-in wardrobes do not have any hanging rails inside.







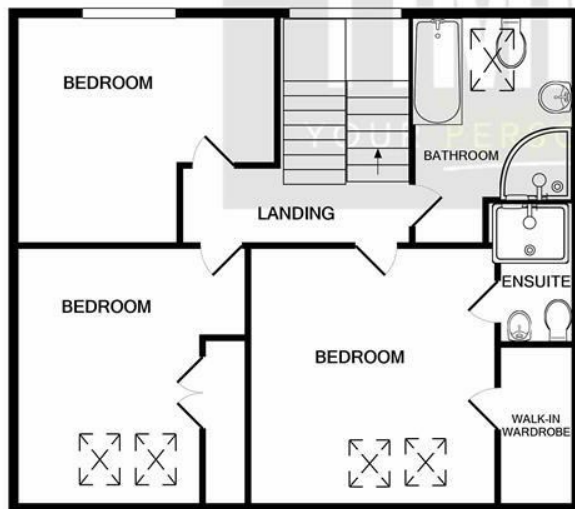
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.5 SQ.M.)



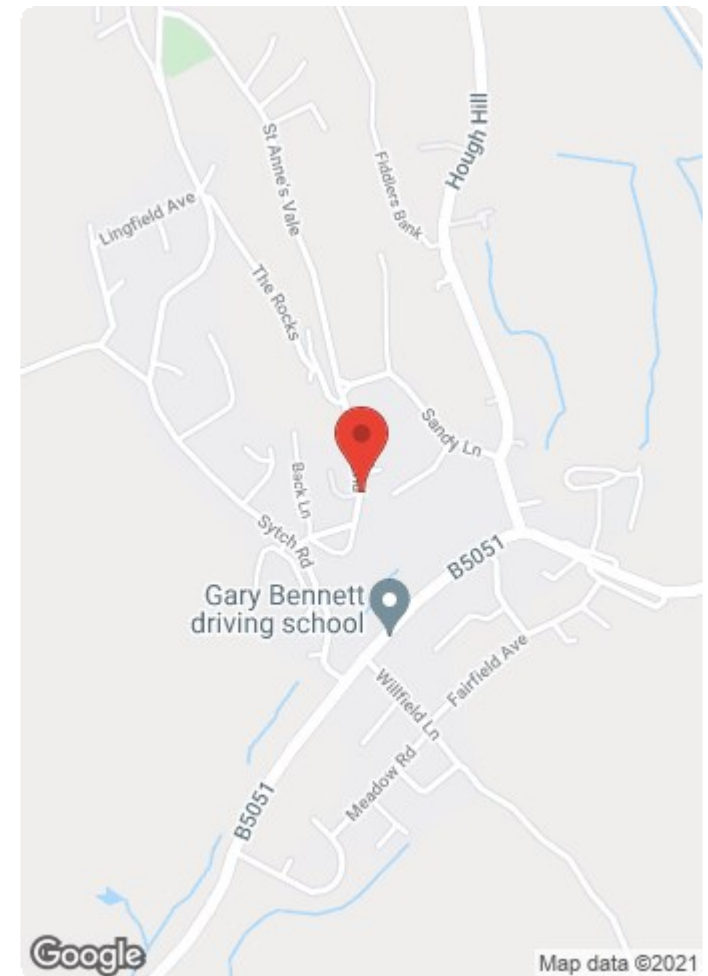
GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2002 SQ.FT. (186.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.5 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		81	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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