



10 New Lane

Brown Edge, ST6 8TQ

Price **£385,000**



Carters are delighted to bring to market this stunning and spacious, much-loved family home, set on an elevated and generous plot with beautiful views over St Anne's Church Brown Edge and the charming village of Brown Edge.

Situated in this highly regarded semi-rural location, the idyllic village offers a welcoming community atmosphere with excellent local amenities including a church, primary school, village hall and a selection of independent shops. A variety of local restaurants are also close by, while convenient road links provide easy access to the nearby market town of Leek Staffordshire and the Stoke-on-Trent area.

Upon entering the property, you are welcomed into an extremely generous open living and dining space, featuring a striking exposed stone chimney breast that creates a wonderful focal point. To the rear of the property is a well-appointed breakfast kitchen, along with a laundry room and ground floor W.C. Upstairs, the accommodation comprises four well-proportioned bedrooms and a modern four-piece family bathroom suite.

Externally, the front of the property boasts a sweeping tarmac driveway providing off-road parking for up to five vehicles, which leads to the integral garage. A secure side gate provides convenient access to the rear garden, while the frontage is enhanced by a selection of seasonal plants and shrubs, adding to the home's attractive curb appeal. To the rear, the property enjoys a generous tiered garden with stunning elevated views, including a charming outlook towards the historic church. The garden is enclosed by a traditional stone wall, predominantly laid to lawn and complemented by a paved patio area, ideal for outdoor seating and entertaining.

Offered for sale with no upward chain, a property of this calibre and location is a rare opportunity, and early viewing is highly recommended.

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Entrance Porch

Composite double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation. Feature internal window to the rear elevation to the lounge. Single glazed entrance door to the lounge. Radiator. Tiled flooring.

Living / Dining Room

12'4" x 22'6" (3.76m x 6.86m)

UPVC double glazed window to the front elevation. Stone chimney breast having an electric fire. Coving to the ceiling. Access to the stairs. Three radiators.

Kitchen

9'11" x 13'1" (3.02m x 3.99m)

UPVC double glazed window to the rear elevation. Solid wood fitted kitchen having a range of wall, base drawer units. Laminate work surfaces. Resin one and a half bowl sink having a mixer tap and a drainer. Built in electric oven. Built in four ring electric hob having an extractor over. Integrated dishwasher. Integrated fridge freezer. Wine rack. Radiator. Tiled flooring.

W.C

UPVC double glazed window to the rear elevation. Coving to the ceiling. Mid level w.c. Vanity basin unit with fitted storage under. Tiled walls. Radiator. Tiled flooring.

Laundry

5'5" x 13'7" (1.65m x 4.14m)
UPVC double glazed entrance

door to the rear elevation. UPVC double glazed window to the rear elevation. Fitted storage units. Stainless steel sink having a mixer tap and a drainer. Space and plumbing for a washing machine. Space for a tumble dryer. Space for a fridge. Radiator.

Stairs and Landing

UPVC double glazed window to the front elevation. Coving to the ceiling. Access to the loft which offers potential for conversion (subject to planning consent), and has a ladder, power and lighting.

Bedroom One

16'7" x 15'4" (5.05m x 4.67m)

UPVC double glazed entrance door to the front elevation leading to the balcony. UPVC double glazed window to the rear elevation. Fitted wardrobes, dresser and drawer units. Feature wall lights. Two radiators.

Bedroom Two

12'4" x 12'8" (3.76m x 3.86m)

UPVC double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom Three

7'3" x 9'9" (2.21m x 2.97m)

UPVC double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom Four

9'9" x 6'7" (2.97m x 2.01m)

UPVC double glazed window to the side elevation. Radiator.

Family Bathroom

9'9" x 9'9" (2.97m x 2.97m)

UPVC double glazed window to the rear elevation. Four piece fitted bathroom suite comprising of; a panel bath with a hand held shower attachment, shower cubicle, pedestal wash hand basin and a mid level w.c. Extractor fan. Fully tiled walls. Radiator.

Garage

15'5" x 14'11" (4.70m x 4.55m)

Up and over garage door to the front elevation. UPVC double glazed window to the side elevation. Internal door leading to the inner hallway. Power and lighting.

Externally

The front of the property features a sweeping tarmac driveway providing off-road parking for up to five vehicles and leading to the garage. A secure side gate offers convenient access to the rear garden. The frontage is enhanced by a selection of seasonal plants and shrubs, contributing to the property's attractive curb appeal.

To the rear, the property boasts a generous tiered garden that enjoys stunning elevated views, including a charming outlook towards the historic church. The garden is enclosed by a traditional

stone wall and is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor seating and entertaining. An outside tap is also provided for added convenience.

Additional Information

Freehold.

Council Tax Band E.

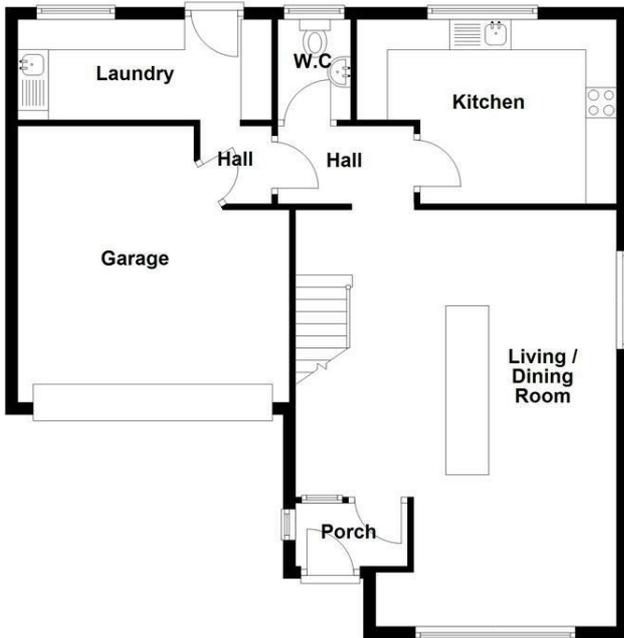
Total Floor Area: 1937 Square Foot / 180 Square Meters.

Disclaimer

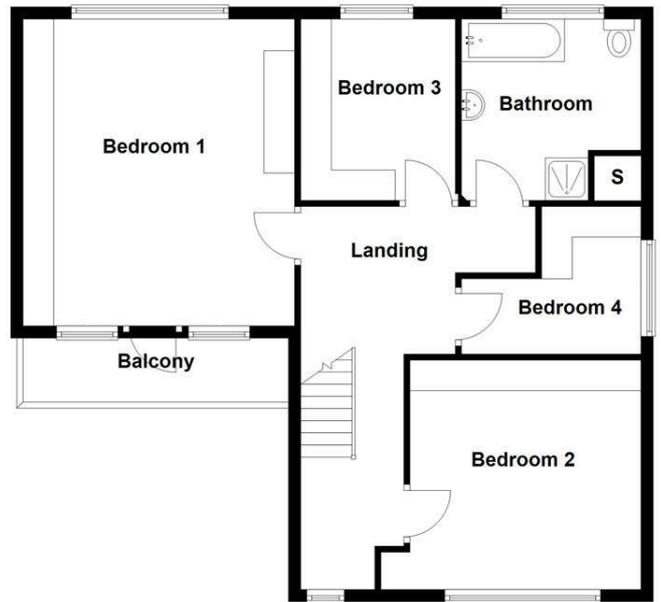
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Tel: 01782 470391

Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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