



## Highbury Horton Drive, Stoke-On-Trent, ST3 5HJ

**£260,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Home is the most comfortable place in the world" ~ Benjamin Franklin

Highbury is a beautifully presented detached bungalow, set in an elevated position within a well-established area of Weston Coyney. The property offers spacious, well-planned accommodation finished to an excellent standard throughout. Enjoying a peaceful setting close to the Staffordshire Moorlands countryside, it also benefits from easy access to local amenities and excellent transport links. Early viewing is highly recommended.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

### Denise White Estate Agents Comments

Highbury is a beautifully presented detached bungalow, occupying an elevated position within a well-established and sought-after area of Weston Coyney. Finished to an excellent standard throughout, the property offers spacious and well-planned accommodation, ideally suited to a range of buyers.

An entrance porch opens into a welcoming hallway, from which all principal rooms are accessed. The lounge is positioned to the front aspect and is of an excellent size, enjoying dual-aspect windows that allow for plenty of natural light, along with a log-burning effect electric stove creating a warm and inviting focal point. Bedroom one is also situated to the front of the property and features a lovely bay window, while bedroom two, another well-proportioned double room, is positioned to the rear overlooking the garden, alongside a compact yet functional bathroom.

The kitchen is fitted with a modern range of units and provides space for a dining table and chairs, making it ideal for everyday living. A useful pantry cupboard offers excellent additional storage, while a door leads through to the utility room. Off the utility room is a large cloaks cupboard and a further door providing access to the rear garden.

Externally, to the front, a driveway provides off-road parking and leads to an attached single garage, complemented by a tiered lawned garden. To the rear, the garden has been beautifully landscaped to create stepped lawned areas with raised beds, along with a timber summer house ideal for relaxation or hobbies.

Situated just a stone's throw from the stunning Staffordshire Moorlands countryside, yet within easy reach of local shops, amenities and excellent road links to the city centre, Highbury enjoys the perfect balance of semi-rural living and everyday convenience. A viewing is highly recommended to fully appreciate all this delightful home has to offer.

### Location

Weston Coyney is a well-established and highly regarded residential area, offering a perfect blend of suburban charm and convenient accessibility. The community benefits from a range of local amenities, including schools, shops, and recreational facilities, making it ideal for families and professionals alike. The area is well-connected, with excellent road links to the A50, providing easy access to Stoke-on-Trent city centre, the M6 motorway (Junction 15), and nearby towns such as Uttoxeter and Derby. Residents also enjoy proximity to green spaces and parks, creating opportunities for outdoor leisure and family activities. With its welcoming community and convenient location, Weston Coyney continues to be a popular choice for those seeking a balanced lifestyle within reach of the city and countryside.

### Entrance Porch

Double uPVC entrance doors to the front aspect. Laminate flooring. Ceiling light. uPVC door leading into: –

### Entrance Hall



Laminate flooring. Radiator. Ceiling light. Doors leading into: –



## Lounge

18'4" x 11'4" (5.60 x 3.46)



Carpet. Radiator. uPVC bay window to the front aspect. Two uPVC windows to the side aspect. Log burning effect electric stove sat on slate hearth with a slate tiled inset and marble surround. Two wall lights. Ceiling light.

## Kitchen

13'2" x 9'10" (4.02 x 3.00)



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit with hose mixer tap. Integrated four ring ceramic hob with extract over, single electric oven, fridge freezer and dishwasher. Laminate flooring. Wall mounted upright radiator. Pantry cupboard off. uPVC box bay window to the side aspect. Ceiling spotlights. Door leading into: –

## Utility Room

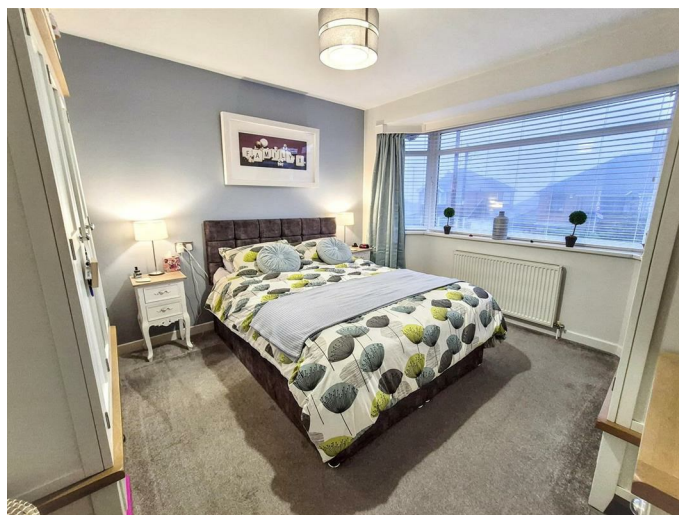
5'11" x 4'8" (1.82 x 1.44)



Plumbing for automatic washing machine with worksurface over. Laminate flooring. Radiator. Wall mounted glowworm gas combination boiler. Obscured uPVC window to the side aspect. uPVC door to the rear aspect. ceiling spotlights. Concertina door leading to a large cloak storage cupboard.

## Bedroom One

12'11" x 11'5" (3.94 x 3.48)



Carpet. Radiator. uPVC bay window to the front aspect. Ceiling light.

## Bedroom Two

11'8" x 11'5" max (3.57 x 3.50 max)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

## Bathroom

8'3" x 5'5" maximum 'l' shaped (2.54 x 1.67 maximum 'l' shaped)



Fitted with a suite comprising of panelled bath with shower over, vanity wash hand basin unit and low level WC. Tiled flooring. Part tiled walls. Obscured uPVC window to the rear aspect. Wall mounted heated towel rail. Ceiling spotlights.

## Outside



The property enjoys attractive gardens to both the front and rear. To the front, a tiered lawned garden enhances the elevated position, alongside a driveway providing off-road parking and access to the attached single garage. The rear garden has been thoughtfully landscaped, featuring stepped lawned areas with raised beds and a timber summer house, creating an inviting and private outdoor space ideal for relaxation and entertaining.

## Garage

17'4" x 9'1" (5.29 x 2.77)

Up and over door to the front aspect. Power and light. Door leading to the rear garden.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke on Trent City Council Band C

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advise.

## WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **Buyer ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

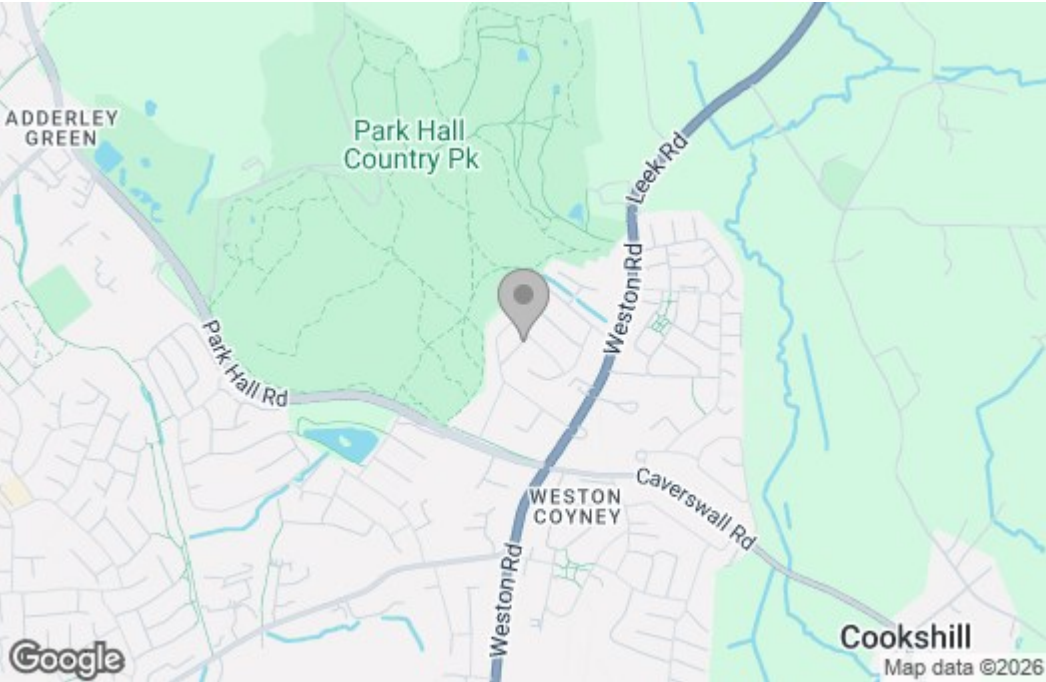
Floor Plan



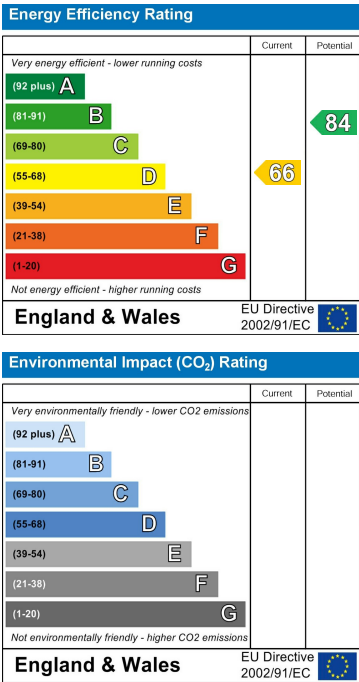
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.