



## 4 Horton Drive, Weston Coyney, Stoke-On-Trent, ST3 5HG

**Guide price £250,000**

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

GUIDE PRICE £250,000 to £260,000

*"Fashions fade, style is eternal" ~ Yves Saint Laurent*

A stunning 1930s bay-fronted semi-detached house, extended and modernised to a high standard, offering stylish open-plan living for modern family life. The property is set on a substantial plot with ample off-road parking and well-proportioned front and rear gardens. Ideally located in Weston Coyney, close to local schools, shops, and excellent road links to the A50, M6, and surrounding towns.

### Denise White Estate Agents Comments

A stunning 1930s bay-fronted semi-detached house, beautifully extended and upgraded by the current owners to an excellent standard throughout, offering stylish open-plan living perfectly suited to modern family life. A bright and spacious entrance hall welcomes you, with stairs leading to the first floor and doors opening to a cosy lounge and an exceptional living kitchen; the hub of the home! The lounge, positioned to the front, features a contemporary wall-mounted electric fireplace—an ideal space to relax and cosy up on winter evenings. At the rear, the fabulous living kitchen is fitted with a modern range of units, integrated appliances, and a breakfast bar, seamlessly connecting to a spacious living area with French doors that open onto the rear garden, creating a wonderful indoor-outdoor flow.

On the first floor, there are three generous bedrooms. The principal bedroom to the rear benefits from an extensive range of built-in wardrobes and storage, while two further bedrooms to the front and a contemporary family bathroom complete the accommodation.

Externally, the property occupies a substantial plot with ample off-road parking and well-proportioned gardens to the front and rear. The rear garden has been beautifully landscaped with a raised patio seating area overlooking a slate-covered section and an astro-turf lawn, perfect for relaxing or entertaining. Ideally located in a popular Weston Coyney position, close to local schools, shops, and amenities, with excellent access to the A50, Stoke-on-Trent city centre, and the M6 motorway (Junction 15), as well as Uttoxeter and Derby.

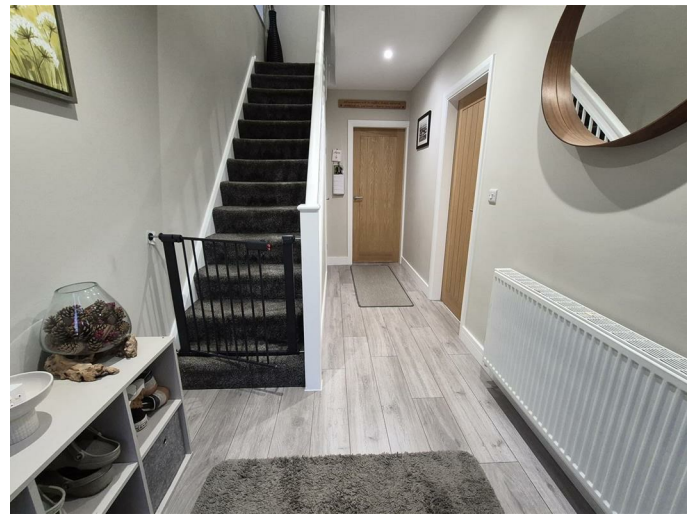
### Location

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 Hall

15'8" x 6'8" (4.78 x 2.04)



uPVC entrance door to the front aspect. Part tile and part laminate flooring. Radiator. Stairs leading to the first floor. Under stair storage cupboard. Ceiling spotlights. Doors leading into:—

## Lounge

12'1" x 11'5" (3.69 x 3.48)



Laminate flooring. Radiator. uPVC bay window to the front aspect. Wall mounted log burning effect electric fire. Ceiling light.

## Living Kitchen

19'5" x 17'7" (5.94 x 5.37)



Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap. Integrated four ring induction hob with extractor oven, double electric oven, fridge freezer, and dishwasher. Plumbing for automatic washing machine and space for condensing tumble dryer. Laminate flooring. Two radiators. uPVC windows to the side and rear aspect. uPVC French doors leading to the big garden. Ceiling spotlights.

## First Floor Landing



Carpet. Obscure uPVC window to the side aspect. Loft access. Ceiling spotlights. Doors leading into: –

## Bedroom One

13'10" x 9'3" to robes (4.24 x 2.84 to robes)



Carpet. Radiator. uPVC window to the rear aspect. Fitted with an extensive range of built-in mirror fronted wardrobes. Ceiling light.

### Bedroom Two

12'9" x 11'4" (3.91 x 3.47)



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

### Bedroom Three

7'4" x 6'7" (2.25 x 2.03)



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

### Bathroom

7'4" x 6'7" (2.24 x 2.03)



Fitted with a suite comprising of panelled bath, wall mounted vanity wash hand basin, low-level WC and corner shower cubicle with rainfall showerhead. Tiled flooring. Tiled walls. Obscured uPVC window to the rear aspect. Ceiling spotlights.

### Outside

To the front aspect, there is a sizeable lawned front garde, alongside which runs a driveway which provides off road parking for up to three vehicles. Gated access to the side of the property leads to the rear garden.

## Rear Garden



The rear garden has been beautifully landscaped to create a low-maintenance, stylish outdoor space. A raised patio seating area provides the perfect spot for dining or relaxing, overlooking a slate-covered section and an astro-turf lawn. The garden offers a seamless flow from the living kitchen, combining functionality with visual appeal, while the front garden is well-proportioned and complemented by off-road parking.

## 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?**

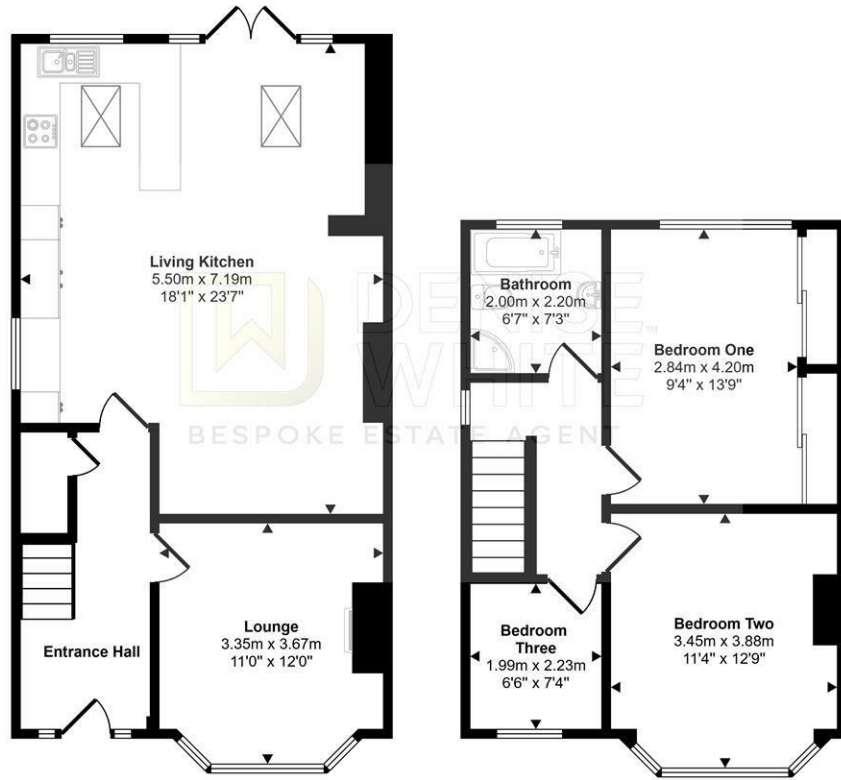
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **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

Approx Gross Internal Area  
103 sq m / 1108 sq ft

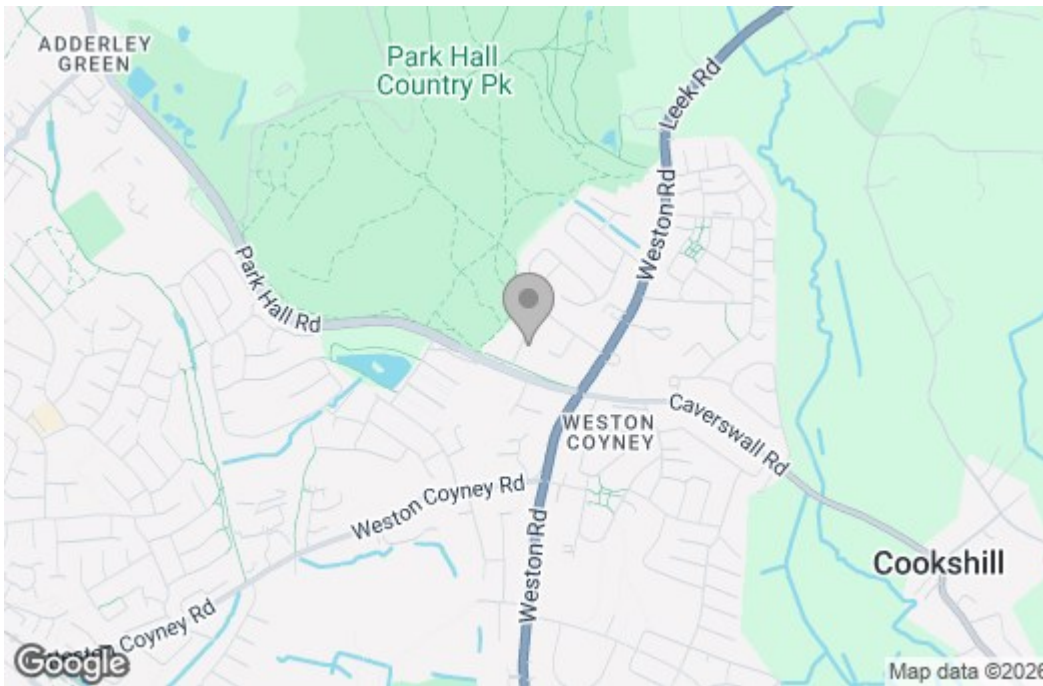


Ground Floor  
Approx 59 sq m / 632 sq ft

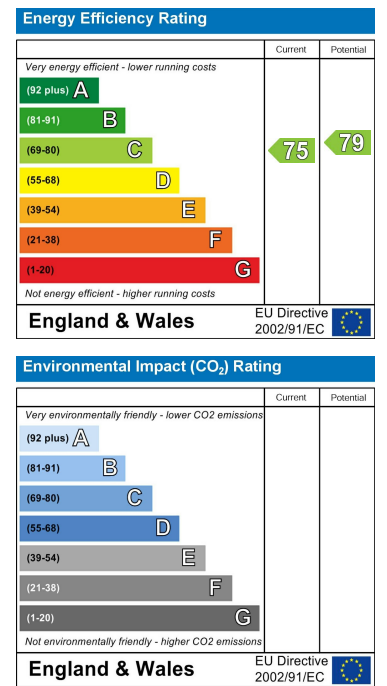
First Floor  
Approx 44 sq m / 476 sq ft

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