



## 6 Mansfield Drive, Brown Lees, Stoke-On-Trent, ST8 6NH

£230,000

- Unique Detached Bungalow With Far Reaching Views
- Double Width Driveway
- Two Bedrooms
- Modern Bathroom
- Detached Garage
- Situated On The Cusp Of Open Fields
- Lounge With Wood-Burning Stove And Views Towards Mow Cop
- Rear Garden Enjoying A Southerly Aspect
- Convenient Access To Biddulph Valley Walkway, Biddulph Town Centre, Congleton & Mow Cop

## 6 Mansfield Drive, Stoke-On-Trent ST8 6NH

Positioned on the edge of open countryside, this attractive and somewhat unique detached bungalow offers generous outdoor space, modern interiors, and far-reaching views, creating a wonderful balance between comfort and practicality.



Council Tax Band: B



To the front of the property, a notable feature is the double width driveway extending along the side aspect, providing plentiful off-road parking. This generous space is ideal for multiple vehicles and offers excellent provision for those with a caravan, motorhome, or trailer, an increasingly sought after feature for buyers looking for flexibility.

Internally, the bungalow presents a modern yet welcoming interior. The lounge has a wonderful main living space featuring a wood-burning stove that provides a cosy focal point, while stylish acoustic wall panelling adds a touch of stylish and visual character.

From the lounge, there are pleasant outlooks across the horizon towards Mow Cop, giving the room a wonderful sense of light and openness.

The property offers two bedrooms, although the second bedroom is currently utilised as an additional reception room. This versatile space benefits from direct access into a generous conservatory, significantly enhancing the living accommodation. The conservatory itself is an excellent size and provides flexible use as a dining area, garden room, or relaxing sitting space, making it an ideal spot to enjoy the garden throughout the seasons.

The main bedroom is well-appointed and fitted with quality bedroom furniture, creating a comfortable and practical space with ample storage.

Completing the interior is a modern bathroom, fitted with a contemporary suite including an over-bath shower, alongside a well-equipped kitchen featuring a range of fitted units and integral appliances. From the front kitchen window there are further views towards Mow Cop, reinforcing the property's appealing setting.

Externally, the bungalow continues to impress. The rear garden enjoys a southerly aspect, ensuring plenty of natural sunlight throughout the day. Designed with ease of maintenance in mind, the garden features timber sleeper borders planted with an assortment of established plants, creating a pleasant and manageable outdoor environment.

A detached garage provides further parking or useful storage space.

To the side of the property is a partially enclosed brick-built garden area, offering an excellent opportunity for a vegetable patch, kitchen garden, or additional seating area, adding another layer of versatility to the outdoor space.

Situated on the cusp of open fields, the property enjoys convenient access to Biddulph Valley Walkway, Biddulph town centre, Congleton, Mow Cop, and the surrounding Staffordshire countryside, making it well suited for those who enjoy outdoor pursuits while still remaining close to local amenities.

A lovely example of a well-maintained bungalow offering space, versatility and a superb location, this is certainly one not to be missed.

#### **Entrance Hall**

Having a composite front entrance door with obscured glaze panelling, laminate flooring, column radiator. Store cupboard. Recessed LED lighting and loft access to ceiling.

#### **Kitchen**

12'2" x 7'8"

Having a range of white fronted wall mounted cupboard and base units with black contrasting work surface over, incorporating a composite sink unit with a mixer tap over. Integral electric double oven and grill, separate electric hob with stainless steel splashback and matching chimney style extractor fan over. Plumbing for washing machine and dishwasher, space for a tall standing fridge freezer. UPVC double glazed window to the front aspect with views on the horizon towards Mow Cop. Tiled effect flooring, wine rack and end display shelving.

#### **Lounge**

16'3" x 11'5"

Having a UPVC double glazed window to the front aspect with views on the horizon over Mow Cop castle. Feature modern fireplace with polished stone surround housing a woodburning stove with polished contrasting hearth. Coving and recessed lighting to ceiling, modern column radiators. Modern acoustic panelled wall to fireplace.

#### **Bathroom**

Having a white suite comprising of shower bath with over bath thermostatically controlled shower, wall mounted wash hand basin and WC. Fixed glazed shower screen, extractor fan,

fully tiled walls and floor, UPVC double glazed obscured window to the side aspect, chrome heated towel radiator. Incorporating storage with open shelving.

### **Bedroom One**

12'7" x 9'6"

Having a UPVC double glazed window to the rear aspect, radiator, coving to ceiling, oak effect laminate flooring. Range of quality fitted bedroom furniture comprising of wardrobes and fitted drawers.

### **Bedroom Two**

9'8" x 8'8"

Having UPVC double glazed patio doors through to the conservatory. Oak effect laminate flooring, column radiator, coving and recessed lighting to ceiling.

### **Conservatory**

20'1" x 8'5"

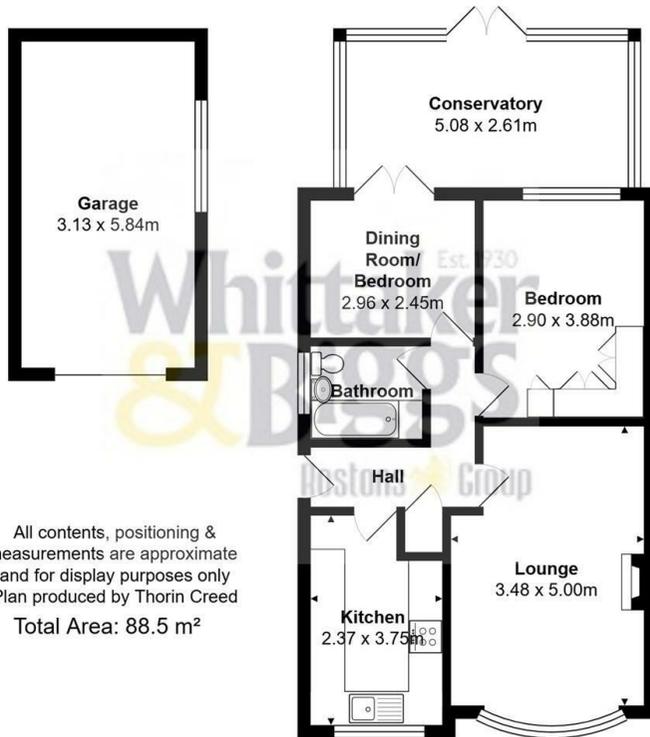
Of UPVC construction with polycarbonate roof and dwarf brick base. Having UPVC double glazed windows and patio doors giving access out onto the private rear gardens. Oak effect laminate flooring, modern tall standing radiator.

### **Externally**

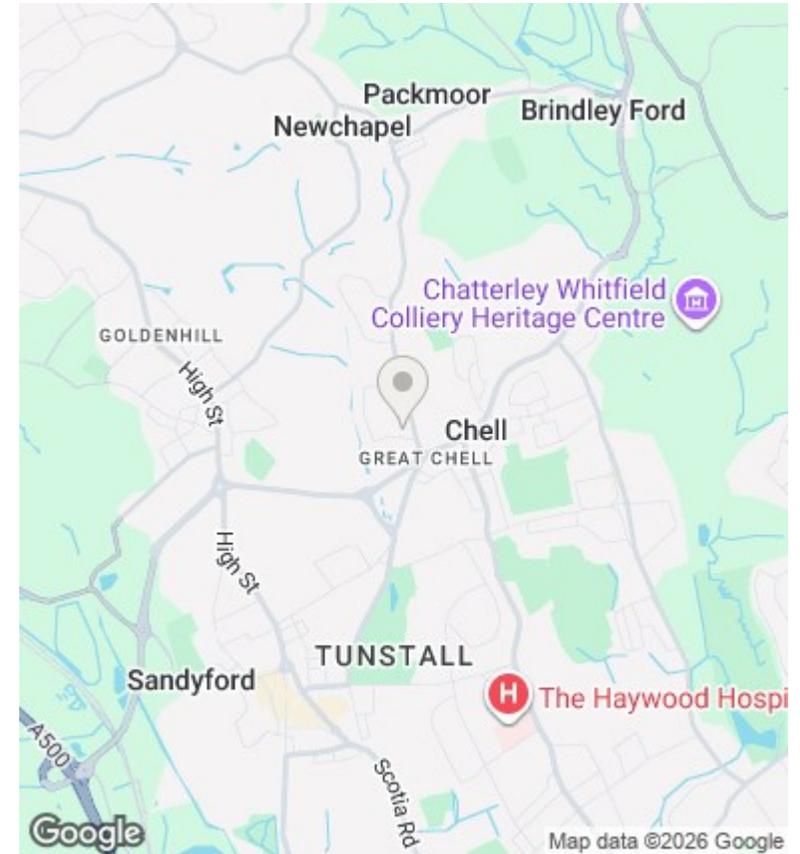
Property is approached from the roadside onto a block paved double with driveway giving access to the side driveway which leads to the detached garage having a metal up and over door, window to side and electric light and power. Gardens to the side of rear offering a good degree of privacy being of low maintenance.







All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed  
Total Area: 88.5 m<sup>2</sup>



## Directions

## Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	