



Keepers Cottage Ball Lane, Brown Edge, Stoke-On-Trent, Offers In The Region Of £385,000

- Characterful two bedroom detached cottage
- Large driveway with garage
- Lots of potential
- Stunning location with excellent views
- 19ft living room
- NO CHAIN
- Substantial plot
- Contemporary shower room

Keepers Cottage Ball Lane, Stoke-On-Trent ST6 8SW

Keepers Cottage is a rare and unique opportunity to purchase

a characterful cottage which is positioned in a stunning location, having exceptional views. The property is nestled on a substantial plot, with gardens to the front/sides and an impressive driveway to the rear, providing off street parking for a number of vehicles and having a large concrete sectional garage.

You're welcomed into the property via the entrance porch which is located to the side, then through to the L-shaped kitchen/dining room. This room is where the exceptional views can be admired and has ample room for a dining table and chairs and a well equipped kitchen. The hallway is located within the centre of the cottage, with stairs to the first floor and providing access to the 19ft living room, having feature wood beams and fireplace.



Council Tax Band: D



Ground Floor

- Size : -

Porch

3'7" x 2'7"

UPVC double glazed door to the side aspect, wood glazed door to the side aspect. - Size : - 3' 7" x 2' 7" (1.10m x 0.8m)

Hall

10'5" x 5'5"

UPVC double glazed window to the side aspect, under stairs storage, radiator, stairs to the first floor. - Size : - 10' 5" x 5' 5" (3.18m x 1.66m)

Living Room

19'1" x 11'2"

3 x UPVC double glazed windows to the frontage, feature timber beams, electric fire with stone surround and tiled hearth, 2 x radiators, wall lights, glazed window to the rear. - Size : - 19' 1" x 11' 2" (5.81m x 3.40m)

Kitchen/Diner

19'7" x 13'5" Max measurement

UPVC double glazed bay window to the rear, units to the base and eye level, stainless steel sink and a half with drainer, extractor fan, four ring gas hob, electric fan assisted oven, space and plumbing for a washing machine, space for a free standing fridge freezer, tiled splash backs, UPVC double glazed window to the side and rear 2 x radiators. - Size : - 19' 7" x 13' 5" (5.96m x 4.10m) Max measurement

First Floor

- Size : -

Landing

10'2" x 6'7"

UPVC double glazed window to the side aspect, wall lights. - Size : - 10' 2" x 6' 7" (3.09m x 2.00m)

Bedroom One

11'8" x 11'2"

UPVC double glazed window to the frontage, fitted wardrobes, wall lights, dressing table, bedside tables, radiator. - Size : - 11' 8" x 11' 2" (3.55m x 3.41m)

Bedroom Two

11'2" x 7'0"

UPVC double glazed window to the frontage, radiator, built in wardrobe, wall lights. - Size : - 11' 2" x 7' 0" (3.40m x 2.13m)

Shower Room

10'2" x 8'4"

UPVC double glazed window to the side aspect, shower enclosure with electric shower, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, built in storage cupboard housing the immersion heater water tank. - Size : - 10' 2" x 8' 4" (3.09m x 2.54m)

Externally

To the rear, tarmacadam driveway, wall boundary, fence boundary, area laid to gravel, concrete sectional garage, black paved area of driveway, outside tap,

To the right side aspect, area laid to lawn, walled boundary, outhouse housing a gas fired boiler, steps to the frontage, mature trees.

To the left side aspect, patio area, area laid to lawn, well stocked borders, courtesy light, views of the neighbouring countryside.

To the frontage, gated access, wall boundary, paved path, raised bedding area, dry stone wall, well stocked borders. - Size : -

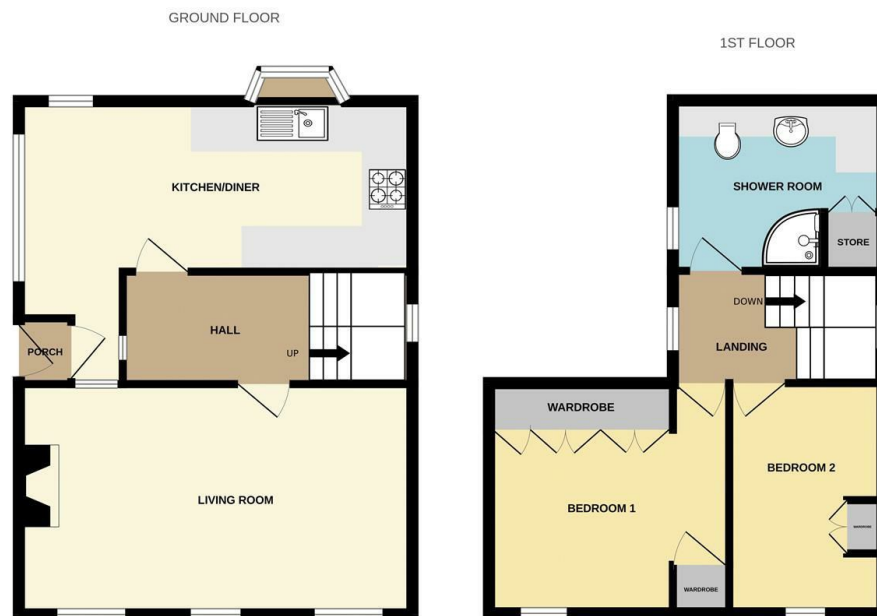
Garage

10'4" x 25'10"

Concrete sectional construction, up-and-over door, windows to the side and rear, pedestrian door to the side, power and light. - Size : - 10' 4" x 25' 10" (3.15m x 7.87m)

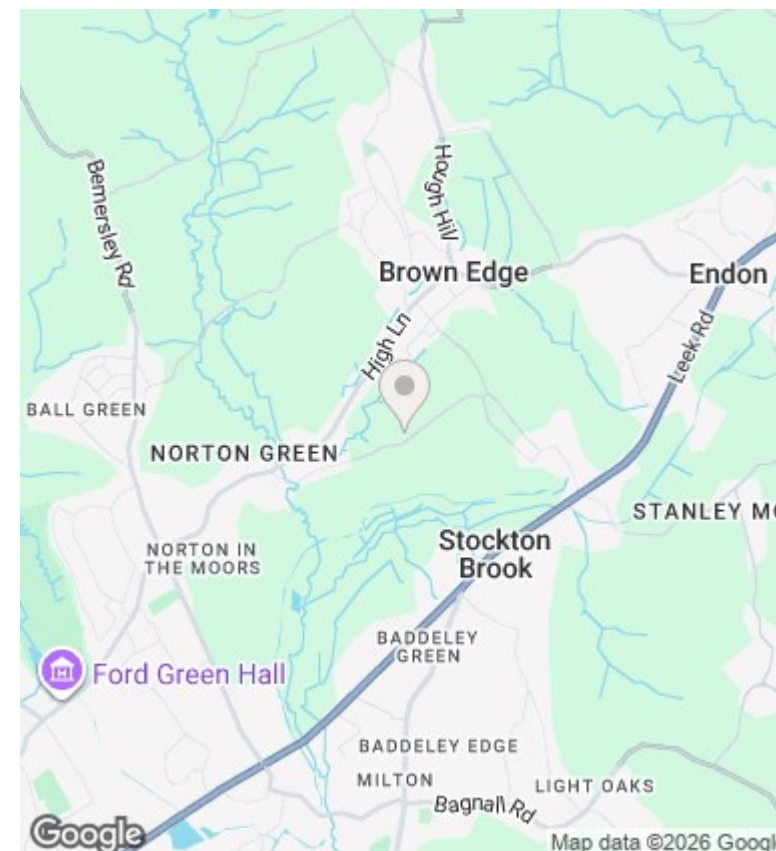






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

From our Derby Street Leek office proceed along Haywood Street at the traffic lights continue straight ahead into Broad Street. At the mini roundabout adjacent to Morrison supermarket, continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town through the villages of Longsdon and Endon and into Stockton Brook. At the main crossroads turn right into Moss Hill follow the road up the hill baring left into

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

D

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