



16 Leonard Drive, Brown Edge, Stoke-On-Trent, Staffordshire, ST6

Offers In The Region Of £325,000

- Extended semi-detached family home offering spacious and versatile accommodation throughout
- Contemporary family shower room fitted with modern fixtures and fittings
- Separate sitting room providing an additional reception space
- Attractive low-maintenance rear garden finished with Indian stone paving
- Four generous double bedrooms, providing excellent accommodation for growing families
- Stunning open-plan kitchen, living and dining area forming the heart of the property
- Practical utility room offering dedicated laundry facilities and additional storage
- Impressive principal bedroom benefiting from a private en-suite bathroom
- Well-appointed kitchen with ample storage and worktop space
- Integral garage providing secure parking, storage or potential for alternative uses

16 Leonard Drive, Stoke-On-Trent ST6 8RZ

Whittaker & Biggs would like to welcome you to this extended semi-detached family home. Boasting four generously sized double bedrooms, this property is ideal for families seeking comfort and convenience. The impressive principal bedroom features a private en-suite bathroom, providing a serene retreat for relaxation.

The heart of the home is undoubtedly the stunning open-plan kitchen, living, and dining area, which creates a warm and inviting atmosphere for family gatherings and entertaining guests. This contemporary space is designed to cater to the needs of modern living, ensuring that every moment spent here is enjoyable.

In addition to the open-plan area, the property includes a separate sitting room, perfect for quiet evenings or as a playroom for children. The utility room adds practicality to daily chores, while the integral garage and private driveway offer ample parking and storage solutions.



Council Tax Band: C



Ground Floor

Entrance

7'6" x 2'7"

Composite double glazed door with sidelight windows to the frontage, tiled floor.

Hallway

14'11" x 6'5"

Stairs to the first floor, tiled floor.

Sitting Room

13'10" x 10'9"

UPVC double glazed bay window to the frontage, anthracite vertical column radiator.

Kitchen/ Dining / Living

25'11" x 11'10" max measurement

UPVC double glazed patio doors to the rear, two UPVC double glazed windows to the rear, units to the base and eye level, granite worktops, peninsula unit, integral wine cooler, integral Indesit dishwasher, integral Panasonic microwave oven, Kenwood range oven (available by separate negotiation), extractor hood, breakfast bar, inset ceiling spotlights, anthracite vertical horizontal column radiator, tiled floor, log burner, slate hearth, wood mantle, cupboard housing the Baxi combi boiler, wood stable door into the garage.

Utility

5'2" x 2'9"

Space and plumbing for a washing machine, space for a tumble dryer, wood glazed window to the side aspect.

WC

5'2" x 2'11"

Vanity wash hand basin, chrome waterfall mixer tap, low level WC.

Integral Garage

14'11" x 12'2" max measurement

Electric roller door, aluminium double glazed pedestrian door to the rear, wood stable door into the house, power and light.

First Floor

Landing

Loft hatch, radiator .

Shower Room

7'10" x 6'4"

UPVC double glazed window to the rear, shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, radiator, wall units, inset ceiling spotlights, extractor fan.

Bedroom One

14'6" x 11'6"

UPVC double glazed bay window to the frontage, anthracite vertical column radiator.

En-suite

7'3" x 5'11"

UPVC double glaze window to the frontage, freestanding egg bath, floor mounted chrome mixer tap with handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, anthracite vertical column radiator, inset ceiling spotlights, extractor fan.

Bedroom Two

11'11" x 10'10"

UPVC double glazed window to the rear, radiator.

Bedroom Three

10'10" x 10'0"

UPVC double glazed window to the frontage, radiator.

Bedroom Four

11'7" x 8'0"

UPVC double glazed window to the rear, radiator, fitted corner desk and storage.

Loft

Velux skylight, fully boarded, pull-down-ladder, power and light.

Externally

To the frontage, tarmacadam driveway suitable for multiple vehicles, wall and fence boundary.

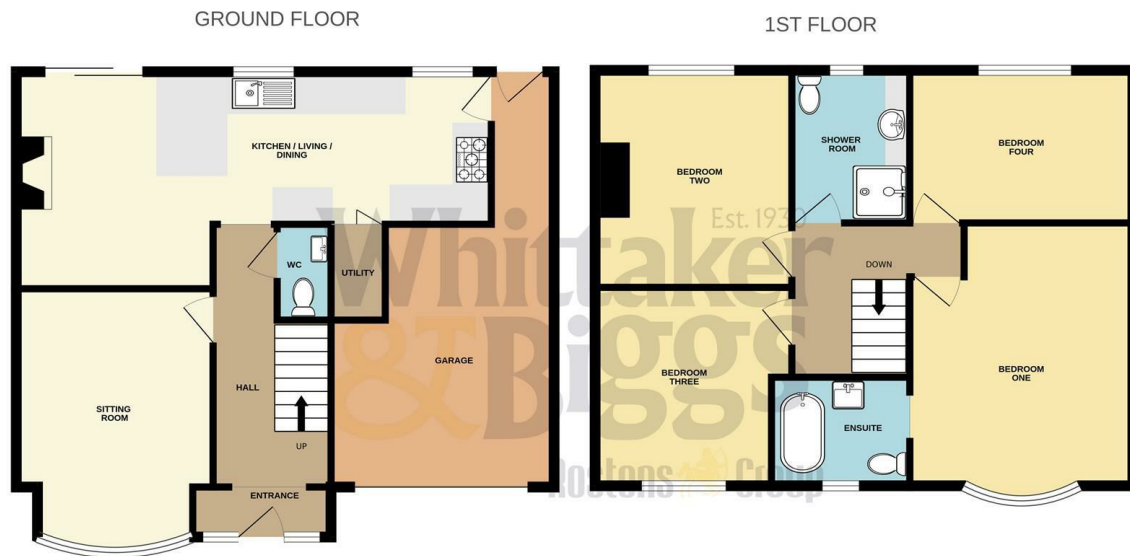
To the rear, low maintenance Indian stone paved garden, raised planter, fence boundary, timber bar.

AML REGULATIONS

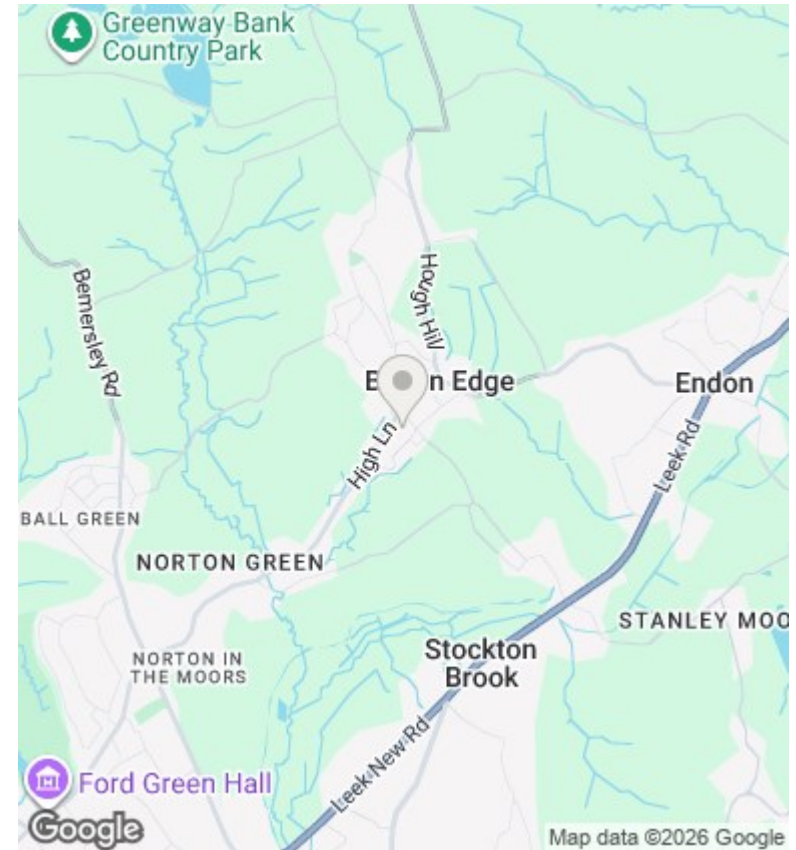
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(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	