



## 42A Fellbrook Lane, Stoke-On-Trent, ST2 8AQ

Offers In The Region Of £199,950

- Detached property
- Garage and drive
- Electric gates
- 2 double bedrooms
- Double glazed throughout
- 2 bathrooms
- Well presented

# 42A Fellbrook Lane, Stoke-On-Trent ST2 8AQ

Whittaker and Biggs are pleased to offer to the market this delightful detached house on Fellbrook Lane which offers a perfect blend of comfort and modern living. With a spacious living room and conservatory, this property provides ample space for both relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into the living areas, creating a warm and inviting atmosphere.

The house boasts two generously sized double bedrooms, ensuring that there is plenty of room for rest and privacy. Each bedroom is designed to be a tranquil retreat, ideal for unwinding after a long day. Additionally, the property features two bathrooms, providing convenience for both residents and visitors alike.

Security and accessibility are paramount, with electric gates leading to the property and a garage equipped with an electric roller door, offering secure parking. This thoughtful feature enhances the overall appeal of the home, ensuring peace of mind for its occupants.



Council Tax Band: C



## Ground Floor

### Hall

Stairs to first floor, UPVC double glazed window and door to the side, radiator.

### Living Room

16'11" x 10'10"

UPVC double glazed window to the side wall, radiator, lights, electric fire, quartz style surround hearth and wood mantle.

### Conservatory

9'4" x 8'6"

UPVC double glazed with UPVC double glazed door to the front, gas heater, power, light, UPVC double glazed windows and door into the living room.

### Kitchen

10'10" x 9'10"

Fitted units to the base and eye level, integral fridge, integral freezer, integral dishwasher, composite style work surface, inset sink, chrome mixer tap, four ring gas hob, extractor, gas grill and gas oven, wine chiller, radiator, built in cupboard and understairs store, UPVC double glazed window and door to the rear, partly tiled, space and plumbing for a washing machine.

### Bathroom

6'7" x 5'6"

Panel bath, Triton electric shower over, vanity wash hand basin with storage beneath, chrome mixer tap, built in cistern, chrome heated ladder radiator, partly tiled, UPVC double glazed window to the side.

## First Floor

### Landing

Circular window to the side.

### Bedroom One

16'11" x 10'11"

UPVC double glazed window to the front, radiator, built in storage cupboard.

### WC

Low level WC, pedestal wash hand basin, tiled splash back.

### Bedroom Two

12'0" x 9'11"

UPVC double glazed window to the rear, radiator.

### Shower Room

9'8" x 5'6"

Shower enclosure, Triton electric shower, low level WC, pedestal wash hand basin, Velux style window with blind to the side, bi fold door into storage room, housing Worcester gas fired boiler, radiator, access to the loft.

### Externally

To the front, electric gates, block paved driveway, access to the garage, fenced boundary, steps to an upper tier, laid to slate chippings, fence boundary, Indian stone patio, outside light, path to the side of the property, well stocked borders. Rear garden laid to lawn, tiered, fence boundary, outside water tap, well stocked borders, path to the other side with a fence boundary.

### Garage

15'6" x 8'11"

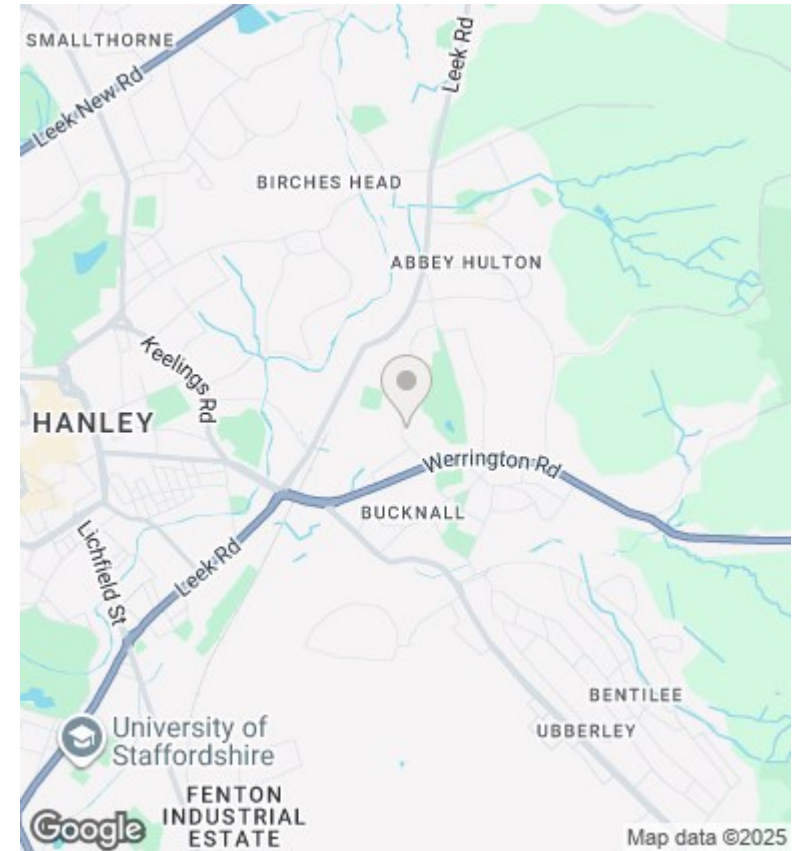
Electric roller door, power and light.







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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	