

David Tatton Architect
CUST HUMPHRIES BUILDERS LTD. PROJECT STANLEY MOSS LANE
TITLE DRAWING - HOUSE PLOTS
113 - 63
SIA UNDERWOOD ROAD, NEWCASTLE, STAFFORDSHIRE, ST13 4QH
TEL: 01538 372006 MOBILE: 07885 998266 www.humphriesbuilders.co.uk

Coltslow Farm Stanley Moss Lane, Stockton Brook, Stoke-On-

Asking Price £625,000

- New Build five bedroom detached executive family home
- Detached double garage with electric door
- Integrated kitchen
- Impressive plot ****ADDITIONAL AGRICULTURAL LAND AVAILABLE TO PURCHASE****
- Ensuite to bedroom one and two
- 17ft living room
- High specification throughout
- Utility
- Nestled within a development of nine detached homes all with 10 year NHBC warranty

Coltslow Farm Stanley Moss Lane, Stoke-On-Trent ST9 9ND

This new build executive five-bedroom detached family home once completed will be finished to a high specification throughout and is nestled within an exclusive development, known as Coltslow Farm Development, featuring nine detached homes. Situated within a semi-rural location and within the catchment of Endon High School, this is ideal for families and people who are looking for a quiet but convenient location. The buyer will be able to select from a choice of finishes, to personalise the property to their desired tastes. The property boasts quality fixtures and fittings throughout, having high specification appliances, underfloor heating to the ground floor, alarm, quartz worksurfaces, veneered oak internal doors, oak staircase with glass balustrade, electric garage door, solar panels, USB sockets and much more! An impressive plot, with gated access to the front garden and to the rear a further sizeable garden mainly laid to lawn, with block paved driveway, gated access and detached garage. You're welcomed into the property via the entrance hallway and through a composite door. The hallway has useful WVC off. Located to the front is a study/playroom and to the other side a 17ft living room, with aluminium bi-fold doors and feature fireplace. The living kitchen has a range of units fitted to the base and eye level, breakfast island, quartz worksurfaces/upstands, integrated induction hob, extractor, integrated oven, combination oven/microwave, integral fridge/freezer, integrated dishwasher, undermount one and half bowl stainless steel sink with mixer tap, aluminium bi-fold doors and access to the utility. The utility has matching base unit, stainless steel sink, plumbing and spaces for both a washing machine and a dryer, quartz worksurfaces, gas fired boiler, composite door to the side, cupboard housing the alarm and underfloor heating system. To the first floor the landing has two storage cupboards and provides access to the five bedrooms and a bathroom. Bedroom on



Council Tax Band:

Entrance Hallway

Composite double-glazed door and window to the front elevation, underfloor heating, oak staircase with glass balustrade to the first floor, cloakroom off. - Size : -

WC

Built in WC with push flush, corner sink with chrome mixer tap, tiled splashbacks, underfloor heating. - Size : -

Study / Playroom

14'5" x 11'4"

UPVC double glazed sash window to the front elevation, underfloor heating, carpet. - Size : - 14' 5" x 11' 4" (4.39m x 3.45m)

Living Room

17'8" x 15'9"

UPVC double glazed sash bay window to the front elevation, underfloor heating, aluminium bi-fold doors to the rear elevation, feature fireplace set on a stone hearth, wall lights, carpet. - Size : - 17' 8" x 15' 9" (5.39m x 4.79m)

Living Kitchen

19'2" x 17'2"

Range of fitted units to the base and eye level, breakfast island, quartz worksurfaces and upstands, quartz splashback to hob, integral combination oven/grill, fan assisted oven, integral fridge, integral freezer, integral dishwasher, induction hob with extractor fan, aluminium double glazed bi-fold doors to the side elevation, underfloor heating, inset down lights, UPVC double glazed window to the rear elevation, stainless steel 1 1/2 undermount sink, drainer grooves, mixer tap. - Size : - 19' 2" x 17' 2" (5.85m x 5.23m)

Utility Room

10'11" x 5'10" max measurement

Underfloor heating, matching base units, plumbing and space for washing machine and dryer, stainless steel sink with mixer tap, composite double-glazed door to the rear elevation, gas fired central heating boiler, quartz worksurfaces and upstands, cupboard housing: underfloor heating system and alarm system. - Size : - 10' 11" x 5' 10" (3.32m x 1.78m) max measurement

First Floor

- Size : -

Landing

Loft access, inset down lights, radiator, storage cupboard housing pressurised water system, storage cupboard off with fixed shelving, carpet. - Size : -

Bedroom One

14'5" x 12'9"

Radiator, double glazed sash windows to the front elevation, inset down lights, ensuite off, fitted wardrobes, carpet. - Size : - 14' 5" x 12' 9" (4.39m x 3.88m)

Ensuite

7'9" x 4'8"

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, WC, built in cistern, vanity sink unit with chrome mixer tap, quartz worksurfaces, storage beneath, UPVC double glazed window to the side elevation, partly tiled, inset downlights. - Size : - 7' 9" x 4' 8" (2.35m x 1.41m)

Bedroom Two

12'11" x 11'0"

UPVC double glazed window to the rear elevation, radiator, carpet. - Size : - 12' 11" x 11' 0" (3.93m x 3.35m)

Ensuite

7'6" x 4'0"

Walk in shower enclosure, chrome fitment, chrome heated ladder radiator, WC, built in cistern, vanity sink unit with chrome mixer tap, quartz worksurfaces, storage beneath, UPVC double glazed window to the side elevation, partly tiled, inset downlights. - Size : - 7' 6" x 4' 0" (2.28m x 1.21m)

Bedroom Three

11'7" x 11'2" max measurements

UPVC double glazed sash window to the front elevation, radiator, carpet. - Size : - 11' 7" x 11' 2" (3.54m x 3.41m) max measurements

Bedroom Four

11'8" x 11'3" max measurements

UPVC double glazed sash window to the front elevation, radiator, carpet. - Size : - 11' 8" x 11' 3" (3.55m x 3.42m) max measurements

Bedroom Five

12'10" x 7'10"

Upvc double glazed window to the side elevation, radiator, carpet. - Size : - 12' 10" x 7' 10"

(3.92m x 2.39m)

Bathroom

7'7" x 7'7"

Panel bath, chrome mixer tap, built in toilet, vanity sink unit with mixer tap, storage beneath, quartz worksurfaces, corner shower with chrome fitment, chrome heated ladder radiator, partly tiled, inset downlights, UPVC double glazed window to the rear elevation.

- Size : - 7' 7" x 7' 7" (2.32m x 2.30m)

Externally

To the front: dry stone wall, gated access, area laid to lawn, block paved path through to the side of the property with fenced gated entry to the rear of the property. To the rear: area laid to lawn, courtesy lighting, power point, fencing, stone walled boundary, block paved driveway, well stocked borders.

- Size : -

Garage

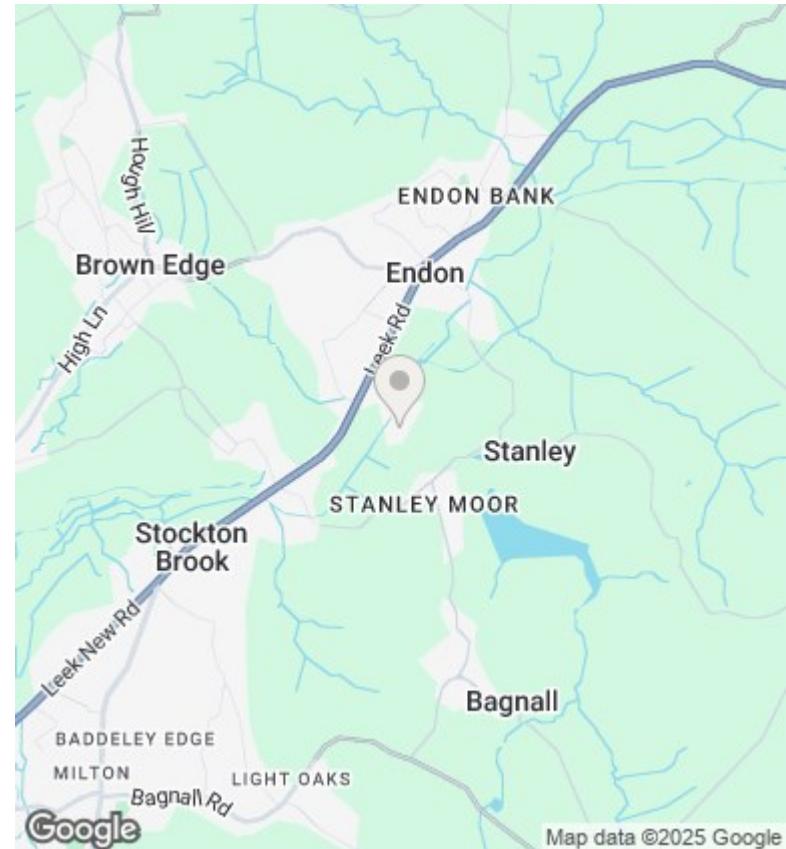
17'9" x 18'2"

Double garage, electric up and over door, power and light connected, courtesy lighting

outside. - Size : - 17' 9" x 18' 2" (5.41m x 5.53m)



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 only. 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 Offices proceed along Haywood Street and at the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead onto the A53 Newcastle Road. Follow this road out of the town passing through the villages of Longsdon and Endon and just after passing The Plough Inn Public House on the right hand side take the next turning left into Station Road. Follow this road

Viewings

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

Council Tax Band

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			
England & Wales		EU Directive 2002/91/EC	