



Verona Nursery Lane, Stockton Brook, Stoke-On-Trent, ST9 9PF

Offers In Excess Of £400,000

- Four bedroom detached family home
- Ensuite to bedroom one
- Utility and WC
- Substantial plot with large rear garden
- Two reception rooms
- Family bathroom
- Detached brick constructed garage
- 27ft open plan kitchen/dining room
- Driveway to the side

Verona Nursery Lane, Stoke-On-Trent ST9 9PF

Nestled in the charming area of Stockton Brook, Stoke-On-Trent, this delightful four-bedroom detached family home offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the impressive 27ft open plan kitchen and dining area, ideal for family gatherings and culinary adventures.

Bedroom one features an ensuite, ensuring privacy and convenience, while the additional three bedrooms are well-proportioned, making this home perfect for families of all sizes. The property also includes a utility room and a convenient WC, enhancing the practicality of daily living.

A standout feature of the living room is the charming log burning stove, which adds a touch of warmth and character, perfect for cosy evenings in. Outside, the large rear garden offers a wonderful space for children to play or for hosting summer barbecues, while the detached brick constructed garage provides additional



Council Tax Band: D



Porch

Wood glazed door to the front, Upvc double glazed windows to either side.

Living Room

14'11" x 12'5" max measurements

Two Upvc double glazed window to the front, radiator, wood burning stove on a tiled hearth, stairs to the first floor.

Sitting Room

12'6" x 11'7"

Two Upvc double glazed windows to the front, radiator, feature brick fireplace with brick hearth.

Kitchen/Dining Room

27'1" x 13'5" max measurements

Island with stainless steel sink, one and a half drainer, chrome mixer tap, Smeg integral dishwasher, space for a freestanding American style fridge/freezer, Smeg range style cooker with a five ring gas hob, electric fan assisted oven and grill, stainless steel extractor above, larder cupboard, two wall mounted radiators, UPVC double glazed doors and windows to the rear, inset down lights.

Utility Room

7'8" x 6'10"

Upvc double glazed door to the side, work surface space, stainless steel sink with drainer, mixer tap, plumbing for a washing machine.

WC

3'0" x 7'5"

Low level WC, Upvc double glazed window to the rear, sink, radiator.

First Floor

Landing

Radiator, Upvc double glazed window to the rear, airing cupboard housing the Baxi gas fired central heating boiler, loft access, immersion heated tank.

Bedroom One

12'6" x 11'6"

Upvc double glazed window to the front, radiator, built in cupboard with Upvc double glazed window to the front.

Ensuite

7'4" x 3'6"

Built in cistern, sink, chrome mixer tap, shower cubicle, chrome fitment, inset down lights, extractor, partly tiled.

Bedroom Two

12'6" x 11'7"

Upvc double glazed window to the front, radiator, built in wardrobe.

Bedroom Three

15'5" x 7'5"

Upvc double glazed window to the rear and side, radiator, built in wardrobe.

Bedroom Four

13'6" x 8'5"

Loft access, Upvc double glazed window to the rear, radiator.

Bathroom

8'8" x 5'2"

Panel bath, chrome mixer tap, low level WC, vanity wash hand basin with storage beneath, chrome mixer tap, chrome heated ladder radiator, partly tiled, Upvc double glazed window to the rear.

Externally

To the front, well stocked borders, hedged and walled boundary with gated access. Externally to the rear, patio area, gated access to the drive, gated access to the lawned area, outside water tap, area laid to lawn, further patio, hedged boundary, well stocked borders, timber shed. To the side of the property, gravel and slab driveway, access to the garage.

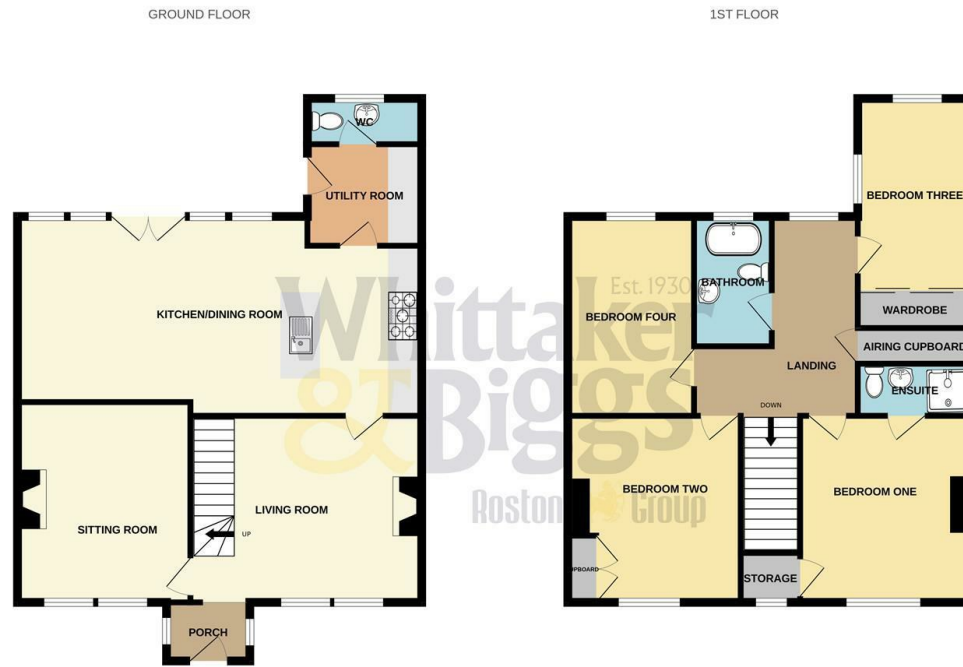
Garage

18'0" x 9'4"

Up and over door, Upvc double glazed window to the side, pedestrian door to the side, 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

D

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