



## Crosswinds, 13 Heather Hills, Stockton Brook, Stoke-On-Trent, Offers In The Region Of £695,000

- Detached four bedroom property
- Outdoor swimming pool
- Contemporary kitchen with island unit
- Beautifully presented throughout
- Breath taking views
- Large reception room with views & lower floor family room
- Three bathrooms
- Elevated position
- Balcony
- Within the catchment area for Endon High School

# 13 Heather Hills, Stoke-On-Trent ST9 9PS

Whittaker & Biggs are delighted to offer to the market this fabulous, split level detached property that has been renovated to a high specification, is in an elevated position which offers breath taking views and boasts an outdoor swimming pool!

You are welcomed into the property via a composite door into the entrance hall, which has a herringbone style floor and the stairs to the upper level.

The living room has large patio doors that open onto the balcony, showcasing the countryside views, a media wall with Evonic electric fire and sumptuous cream carpeting. Oak veneer glazed doors lead into the kitchen dining area to reveal a large island unit and multiple integrated appliance which include a 3-in-1 instant boiling tap, warming drawer, wine cooler, dish washer, microwave, oven, grill, fridge freezer and a 5 ring Lamona induction gas hob with glass splashback. Beyond the kitchen / diner is the garden room which opens out onto the patio.

The property features 4 well-proportioned bedrooms, one of which has a dual aspect over the stunning views and fitted wardrobes. The contemporary family bathroom has a his-and-her vanity sink unit and a free standing bath with floor mounted mixer tap for the ultimate in luxury. A shower room with a sliding pocket door completes the upper level.



Council Tax Band: F



## Ground Floor

### Entrance Hallway

Composite double glazed door and window to the front elevation, staircase to upper floor, access to the lower ground floor garage, herringbone style floor, inset ceiling spot lights, radiator.

### Living Room

18'11" x 12'9"

Patio sliding doors onto the balcony, UPVC double glazed window to the side elevation, media wall with Evonic electric fire place, oak veneer door, oak veneer and glazed doors into the dining area, radiator. inset ceiling spotlights, radiator.

### Kitchen/Diner

21'5" x 9'4"

Range of units to the base and eye level, five ring Lamona induction hob, extractor fan, under mount ceramic sink, brushed gold 3-in-1 instant boiling water tap, integral microwave combi oven, warming drawer, integrated oven and grill, integral dishwasher, integral fridge freezer, integral wine cooler, glass splashback, island unit, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, herringbone style floor, inset ceiling spotlights, oak veneer door.

### Garden Room

UPVC double glazed French doors to the side elevation, UPVC double glazed windows, solid roof, inset ceiling spotlights, radiator, herringbone style floor.

### Rear Porch

UPVC double glazed door to the rear aspect.

### Landing

Radiator, inset ceiling spotlights.

### Bedroom One

12'8" x 10'10"

UPVC double glazed window to the side elevation, built in wardrobe, inset ceiling spotlights, oak veneer door, radiator.

### Bedroom Two

12'0" x 12'6"

UPVC double glazed window to the side elevation, UPVC double glazed window to the front aspect, built in wardrobes, inset ceiling spotlights, oak veneer door, radiator.

### Bedroom Three

12'7" x 8'1"

UPVC double glazed window to the front aspect, built in wardrobe, inset ceiling spotlights, oak veneer door, radiator.

### Bedroom Four

10'2" x 7'10"

UPVC double glazed window to the rear aspect, inset ceiling spotlights, oak veneer door, radiator.

### Family Bathroom

UPVC double glazed window to the rear aspect, freestanding bath, brushed gold floor mounted mixer tap and shower attachment, low level WC, double basin drawer vanity unit, heated towel rail, traditional style radiator, partially tiled, inset ceiling spotlights, extractor fan.

### Shower Room

Shower cubicle with black drencher shower, hand held attachment, hand wash basin, low level WC, heated towel rail, inset ceiling spotlights, oak veneer sliding pocket door.

## Lower Ground Floor

### Family Room

18'7" x 13'5"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, utility area, composite sink and drainer, black mixer tap, cupboard housing the Baxi combi boiler, cupboard housing space and plumbing for a washing machine and space for tumble dryer, two radiators, inset ceiling spotlights.

### Shower Room

8'4" x 2'0"

UPVC double glazed window to the rear, walk in shower enclosure, chrome fittings, rainfall shower head, vanity wash and basin, chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan.

## Garage

19'1" x 7'11"

Anthracite electric door, power and light connected, UPVC double glazed window to the rear and side elevation.

## Externally

Externally to the front is tarmac driveway, well stocked rockery area, area laid to lawn, steps to the front door, access to the double garage, access to the rear on both sides of the property, steps to one side and a grassed area to the other, courtesy light, electric vehicle charging point, power socket.

## Rear Garden

Laid to patio, laid to lawn, upper tier access provided by steps with gated access, summerhouse, swimming pool with winter cover, Indian stone, pool plant room, well stocked rockery area, plants, shrubs and trees, courtesy lighting.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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 follow this road and at the mini roundabout continue straight ahead into Newcastle Road continue along this road out of the town and through the village of Longsdon and upon entering the village of Endon take the third turning right just after passing The Plough Inn public house signposted Clay Lake follow this

## Viewings

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

## Council Tax Band

F

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>		73
(55-68) <b>D</b>	56	
(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	