



Sandy Lane,
Brown Edge



OneAgency

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£360,000

Exceptionally well presented detached house, situated in the sought after residential location of Brown Edge which is close to local countryside and excellent road leeks to Leek Town Centre. The property benefits from a stunning open plan kitchen / diner, three double bedrooms, ground floor bathroom and first floor shower room. Externally there is a substantial detached garage with electric roller shutter doors, rear garden and ample off road parking. Viewing of this property is highly recommended to appreciate the quality of accommodation on offer.





GROUND FLOOR

KITCHEN/DINER

7.78m x 4.06m (25' 6" x 13' 4") Double glazed windows to front and rear, stable door to side, breakfast island with storage below and pull out multiple socket unit, Befast sink with mixer tap and Franke boiling water system, space for fridge freezer, plumbing for dish washer, two vertical radiators, vinyl flooring. Quartz work surfaces, gas five ring Range cooker with hotplate, electric fan oven and gas grill , extractor fan above.

LIVING/SITTING ROOM

Double glazed window to side, double glazed door and window to side with built in blinds, vinyl wood effect flooring, multi fuel burner with feature fireplace, two vertical radiators, under stairs storage with double glazed frosted window.

LIVING AREA

3.61m x 3.59m (11' 10" x 11' 9")

SITTING AREA

3.49m x 2.61m (11' 5" x 8' 7")

ENTRANCE LOBBY

Stairs to first floor, vertical radiator, door to side.

REAR LOBBY

Vent dor dryer and plumbing for automatic washing machine, vinyl flooring, storage area.

BATHROOM

1.83m x 2.13m (6' 0" x 7' 0") Roll top bath with shower attachment, WC, hand wash basin with storage below, double glazed window to side.



FIRST FLOOR

LANDING

Access to loft via pull down ladders, vertical radiator, access to separate loft area.

BEDROOM ONE

4.27m x 3.42m (14' 0" x 11' 3") Two double glazed windows to front, radiator, spacious built in wardrobe space.

BEDROOM TWO

3.75m x 3.65m (12' 4" x 12' 0") Double glazed window to front, radiator.

BEDROOM THREE

3.16m x 3.76m (10' 4" x 12' 4") Double glazed window to rear, radiator.

SHOWER ROOM

1.61m max x 2.66m into shower cubicle (5' 3" x 8' 9") Shower cubicle with mains waterfall shower and separate attachment, hand wash basin with storage below, WC, heated towel rail, built in shower area with Baxi boiler, vinyl flooring, double glazed frosted window to side.

DETACHED GARAGE

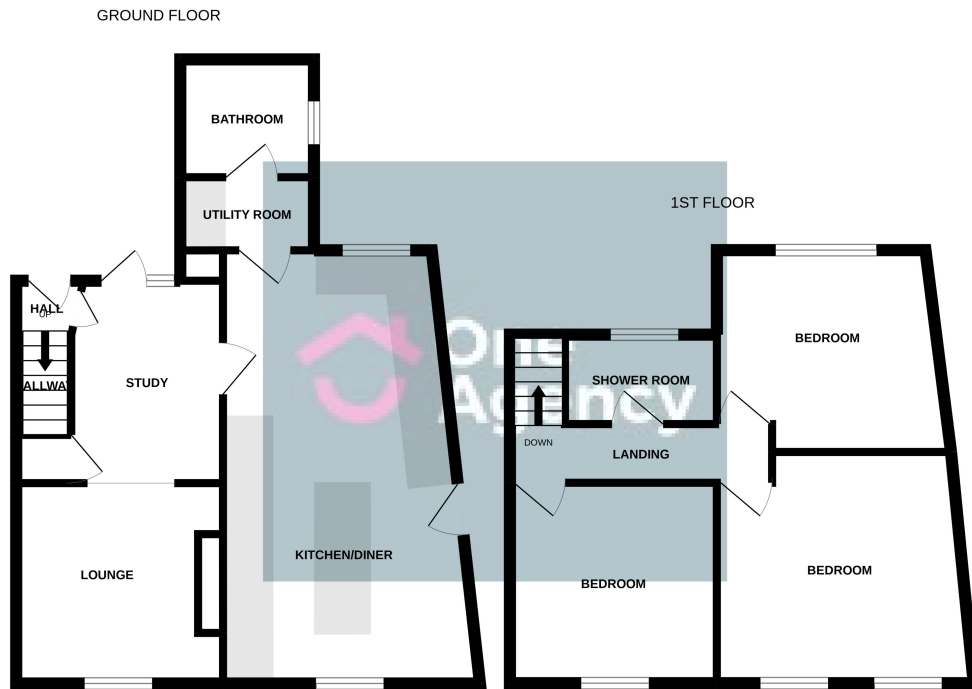
5.40m x 4.37m (17' 9" x 14' 4") Electric roller shutter door, power and lighting.

OUTSIDE

Ample off road parking and rear garden.

AGENTS NOTES

Council Tax Band C



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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