

Rocklea, Greenway Bank, Light Oaks, Stockton Brook, ST2 7LU



An excellent opportunity to acquire this delightful three bedroom detached home situated in an elevated position commanding far reaching views over the surrounding fields and countryside. Rocklea is a uniquely designed property offering quality fixtures and fittings to an exceptional standard. This home provides a block paved driveway with enclosed gardens to the side and rear laid to lawns and patios taking in those views over the countryside. Rocklea is a versatile home which **MUST be viewed to be fully appreciated.**

Offers In The Region Of £375,000 (Subject To Contract)

Messres. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

1. All statements do not constitute any part of, an offer of a contract;
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact;
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5. The vendor or lessor does not make or give also Messrs. Graham Watkins & Co., nor any person in their employment has any authority to make or give, any representatives or warranty whatsoever in relation to this property.

Situation

Rocklea is positioned in an elevated location taking in far reaching views over the surrounding countryside. Ideal for commuting to the idyllic market town of Leek, The Potteries or the Motorway Network.

Directions

From our Derby Street offices take the A53 Ladderedge out of the town. Passing through Longsdon and Endon. Upon entering Stockton Brook just prior to the petrol station turn left and immediately left again into Nursery Lane. Continue along and turn right into Cocks Lane. This lane then becomes Forrester's Bank and as the road forks take the right hand fork into Greenway Bank. Follow this road for a short distance where Rocklea is situated on the left hand side identifiable by our For Sale board.

Accommodation Comprises

Entrance hall with uPVC double glazed door to the front aspect, staircase off and tiled floor.

Dining Kitchen 5.73 x 3.39 (18'10" x 11'1")

Having an excellent range of units comprising base cupboard and drawers, having a Range Master cooker, integrated fridge freezer, roll top worktops, one and a half sink with mixer tap, tiled splash backs, range of matching wall cupboards, concealed extractor fan, double radiator, uPVC double glazed windows to the front and side aspects and tiled floor.



Utility 2.47 x 2.16 (8'1" x 7'1")

With a range of base cupboards with work tops over, inset one and a half sink with mixer tap, space for a fridge and freezer, wall mounted boiler, single radiator and tiled floor.

W.C

Housing low level lavatory, wash hand basin, single radiator, fully tiled walls, extractor fan and tiled floor.

Master Bedroom / Reception Room 5.33 x 3.30 (17'6" x 10'10")

With Two uPVC double glazed window to the side aspect and double radiator.

En-Suite Shower Room

Having a fully enclosed shower cubicle, wash hand basin, low level lavatory, heated towel rail, fully tiled walls and extractor fan.



First Floor Landing

With uPVC double glazed window to the rear aspect, double radiator and roof light.

Lounge 5.93 x 3.61 (19'5" x 11'10")

Having a pair of uPVC double glazed patio doors with matching side panels to the rear garden, feature fireplace incorporating living flame gas fire, two uPVC double glazed window to the front aspect, single radiator, wall mounted air conditioning unit.



Wet Room 1.62 x 0.99 (5'4" x 3'3")

Being fully tiled including a mixer shower and sensor lighting.

Bedroom Three 2.66 x 2.36 (8'9" x 7'9")

Having uPVC double glazed window to the rear aspect and single radiator.

Inner Landing

Having uPVC double glazed window to the side aspect

Bathroom 1.99 x 1.88 (6'6" x 6'2")

With a white suite comprising a panel bath, pedestal wash hand basin, low level lavatory, heated towel rail, fully tiled walls, roof light and extractor fan.



Bedroom Two 3.42 x 3.28 (11'3" x 10'9")

With uPVC double glazed window to the side aspect, roof light, double radiator, air conditioning unit.



Outside

The property is approached via a block pave driveway providing ample off road parking, gardens, block paved paths to the rear aspect being private and enclosed with raised lawned gardens, block patio to the side which enjoys far reaching views over the surrounding countryside,



Viewings

Through prior arrangement through Graham Watkins & Co.

Measurements

All measurements given are approximate and are 'maximum' measurements.

Services

We believe the property is connected to mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

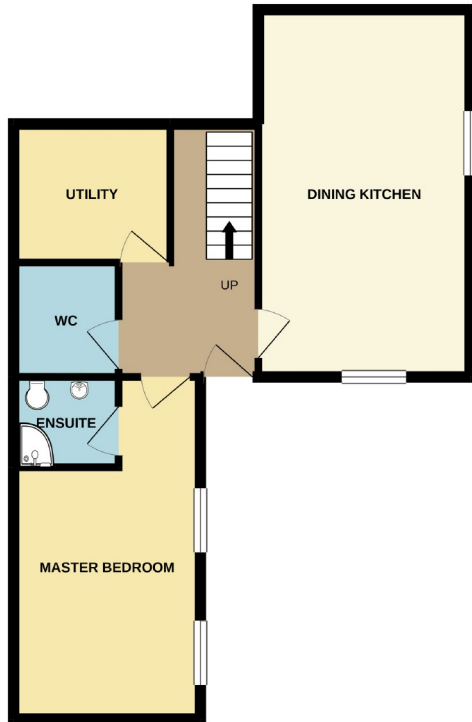
Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/ leasehold status of the property.

Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

GROUND FLOOR



FIRST FLOOR



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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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

ROCK LEA GREENWAY BANK STOKE-ON-TRENT ST2 7LU	Energy rating C
Valid until 15 February 2031	Certificate number 2121-1946-4148-1201-6923

Property type
Detached house

Total floor area
104 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)