Tinsley Garner
independent property expertise



Chase Cottage, Chase Lane, Tittensor, Stoke-On-Trent, ST12 9HH

3 2 3

£525,000

Chase Cottage was built in 1883 as part of the Duke of Sutherland Estate. This former housekeeper & chauffer's home has been tastefully extended and upgraded by the present owners to maintain oodles of period charm but with a modern twist. Set in a lovely quiet position with delightful gardens and offering spacious accommodation comprising: entrance hall, living room, snug/bedroom four, guest cloakroom, superb kitchen diner, garden room, inner hall, separate utility and shower room. To the first floor there are three bedrooms and a family bathroom. Also benefitting from generous off road parking, uPVC double glazed windows, LPG combi central heating and much more besides. A dream property in a super location, cherished by the present owners, could this be the one you've been searching for?







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Entrance Hall
A solid wooden front door opens to the hallway. With quarry tile flooring, under stairs storage cupboard, radiator, doorways to the living room, snug/bedroom four, guest cloakroom, kitchen diner and access to the first floor stairs.

Living Room
A cosy reception room offering an Adams style fire surround with tiled back, hearth and inset stove style electric fire, two uPVC double glazed windows to the front and side elevations, four wall lights, radiator, carpet and broadband connection.

Snug / Bedroom Four
With built-in storage and shelving to one alcove, uPVC double glazed window to the front of the property, radiator and carpet.

Guest Cloakroom
Fitted with a white suite comprising: low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling light, part tiled walls, chrome towel radiator, uPVC obscure double glazed window to the rear aspect and tiled floor.

Kitchen Diner
An impressive modern kitchen diner. Open plan to the garden room, uPVC double glazed bi-fold doors opening to the gardens and doorway to the rear hall.

Fitted with an extensive range of wall, floor and island units, contrasting work surfaces and breakfast bar/island, tiled splash-backs and inset 1 1/2 bowl composite sink and drainer with Quooker boiling mixer tap. Recessed ceiling lights. Velux electric remote control skylight window, vertical radiator and tiled floor with under floor heating.

Neff induction hob with extractor fan and light above, Bosch integral appliances including electric oven, second microwave oven, integral full height fridge, full height freezer and dishwasher. Integral wine chiller.

Garden Room
With uPVC double glazed window and sliding door opening to the patio and garden, tiled floor and wall cupboard housing a wall mounted Worcester LPG combi central heating boiler.

Inner Hall
Offering uPVC double glazed sliding doors opening to both side aspects, doorway to the utility, tiled floor with under floor heating.

Utility
Fitted with a range of wall and floor units, work surface with tiled splash-back and inset stainless steel sink and drainer with chrome mixer tap. Two uPVC double glazed windows, chrome towel radiator, extractor fan, loft access, doorway to the shower room, tiled floor with under floor heating.

Plumbing for a washing machine and space for a tumble dryer.

Shower Room
Fitted with a white suite comprising; low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, corner shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window, chrome towel radiator, fully tiled walls and floor.

First Floor

Stairs & Landing
Traditional white painted spindle, newel post and banister stairs lead to the galleried landing. With carpet throughout, loft access and uPVC double glazed window to the rear elevation.

Bedroom One
Offering mirror sliding door wardrobes and storage to one wall, ceiling coving, uPVC double glazed window to the front aspect, radiator and carpet.

Bedroom Two
With front elevation uPVC double glazed window, built-in wardrobe, ornate cast iron fireplace, carpet and radiator.

Bedroom Three
With built-in storage to one wall, uPVC double glazed window to the rear aspect, radiator and carpet.

Family Bathroom
Fitted with a modern white suite comprising; standard bath, panel and shower screen with chrome showerhead mixer tap, low level push button WC, pedestal wash hand basin with chrome taps. Fully tiled walls, uPVC obscure double glazed window to the side aspect, towel radiator and oak engineered flooring.

Outside
The property is approached via double wooden gates opening to a gravelled driveway providing generous off road parking.

Gardens
The delightful gardens offer mature hedgerows and trees, an array of stocked flowerbeds and borders, rolling lawns, a paved patio, gravelled and paved pathways, large storage shed and man cave!

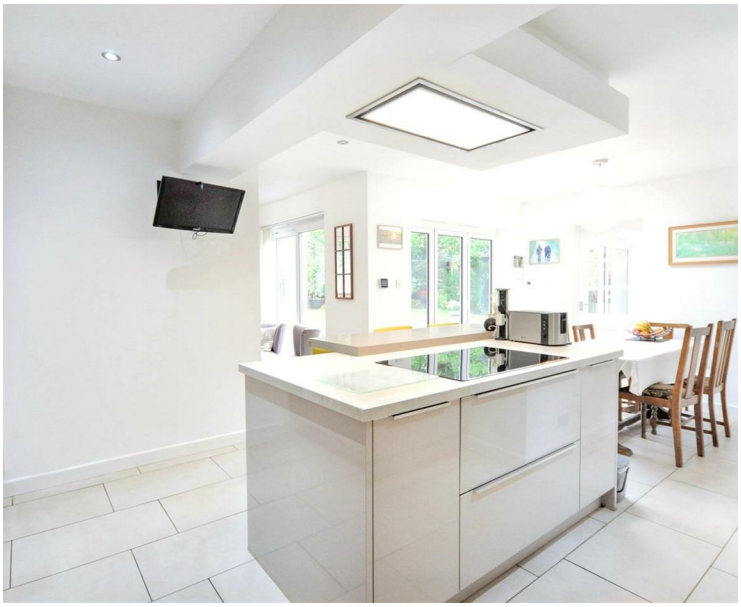
General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band D

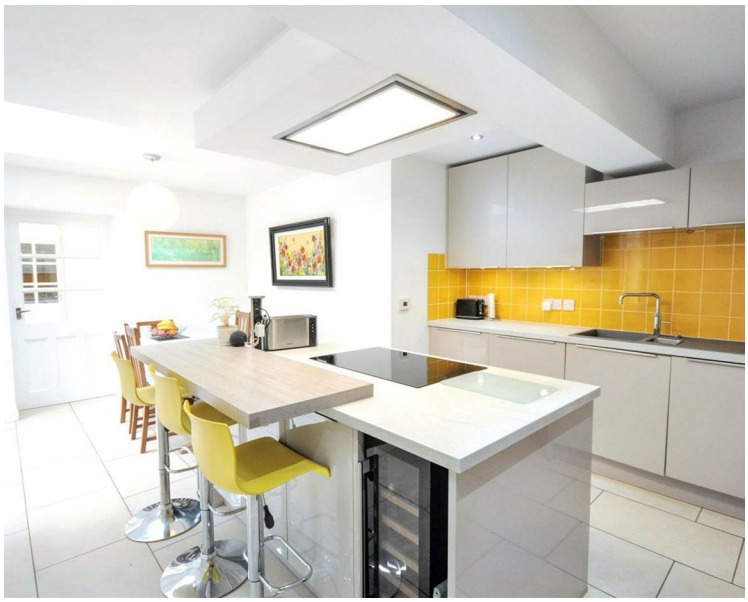
Services
Mains gas, water, electricity and drainage.
LPG combi central heating.
TalkTalk Fibre 65 Broadband

Viewings
Strictly by appointment via the agent.













Approx Gross Internal Area
120 sq m / 1294 sq ft



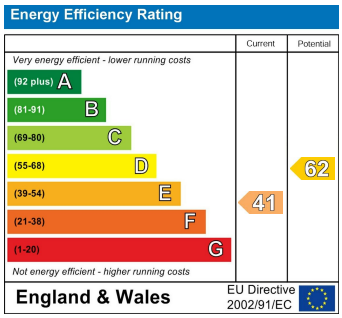
Ground Floor
Approx 79 sq m / 855 sq ft

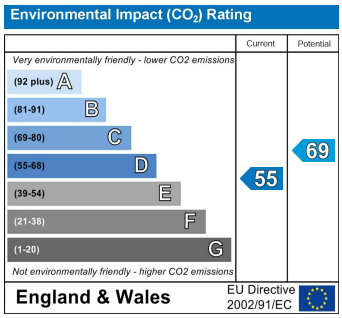
First Floor
Approx 41 sq m / 439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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