



SPINNEY CLOSE

Spinney Close, Endon, ST9 9BP.
OIRO £380,000

Whittaker ^{Est. 1930}
& Biggs

Spinney Close, Endon, ST9 9BP.

This three-bedroom detached family home is situated on an impressive corner plot within a quiet residential area and boasts not one, but two driveways, along with a double garage and conservatory!

You are welcomed into the property via the hallway which has an open staircase with glazed panel.

The lounge dining room has a dual aspect which provides plenty of light and incorporates a fireplace and mantle, double glazed bay window to the front elevation and large window to the rear.

The kitchen is equipped with a contemporary range of units to the base and eye level and has space for a dining table. Integrated appliances include an electric hob, oven and grill, extractor hood, ceramic sink and under-counter refrigerator drawers.

Adjacent to the kitchen is the utility room with two storage cupboards, space for both a freestanding fridge freezer and plumbing for a dish washer. Access to the double garage can be gained from the utility room.

The garage is currently divided by a partition wall, but this could be easily removed to reinstate the garage as one unit. It has electric doors, power and light, plumbing for a washing machine, base units with work surface and space for a freestanding fridge freezer.

The family room has patio doors to the conservatory which is a UPVC double glazed construction and has views over the main garden area. To the first floor are three well-proportioned bedrooms with bedroom one being dual aspect and having built in wardrobes.

The family bathroom offers a panel bath, separate shower cubicle with electric shower, low level WC, hand basin and UPVC double glazed window to the side aspect which catches the afternoon sun beautifully.

Externally the property frontage has a herringbone block paved driveway with access to the double drive, an area laid to artificial grass and a hedged boundary.

There is a second driveway to the right of the property which is gated and is large enough to accommodate a motor home or caravan.

The main garden is to the left of the property and can be accessed from the conservatory. It has a patio, artificial lawn and mature trees.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this home's sought after location, large plot and versatile living space.



Entrance Hallway 13' 3" x 9' 9" (4.04m x 2.97m) max measurement

UPVC double glazed door, 2 x UPVC double glazed windows to the front aspect, radiator, stairs to the first floor with glass panel.

Living / Dining Room 18' 10" x 16' 9" (5.74m x 5.11m)

UPVC double glazed window to the rear, UPVC double glazed bay window to the frontage, living flame gas fire, marble style hearth and surround, 2 x radiators.

Cloakroom 6' 0" x 6' 0" (1.83m x 1.82m) Max measurement

2 x UPVC double glazed windows to the front aspect, sink with vanity unit, chrome mixer tap, low level WC, partly tiled, electric radiator.

Kitchen/Breakfast Room 16' 1" x 10' 6" (4.89m x 3.20m)

UPVC double glazed window to the rear and side aspect, range of fitted units to the base and eye level, ceramic one and a half sink, integrated Hotpoint under-counter refrigerator drawers, Bosch electric hob, extractor fan, Neff electric grill and fan assisted oven, tiled splashback, store cupboard, loft access, radiator, space for dining table.

Utility room 9' 5" x 4' 9" (2.86m x 1.44m)

UPVC double glazed door to the rear, space for freestanding fridge freezer, space for free standing dish washer, storage cupboard, access to the garage.

Family Room 11' 0" x 8' 10" (3.35m x 2.7m)

UPVC double glazed window to the rear, wall lights, built in cupboard, gas heater, aluminium sliding patio doors to the conservatory.

Conservatory 10' 0" x 7' 7" (3.04m x 2.32m)

UPVC double glazed construction, glass roof, UPVC double glazed slide and tilt door to the side aspect.

Double garage 17' 9" x 15' 10" (5.40m x 4.83m)

UPVC double glazed window to the side, electric up-and-over doors, base units with work surface, space for freestanding fridge and freezer, plumbing and space for a free standing washing machine and dryer, composite sink with drainer and mixer tap, power and light connected. Currently separated by a partition wall with door.

First Floor

Landing 11' 7" x 6' 2" (3.53m x 1.88m)

UPVC double glazed window the frontage, storage cupboard.

Bedroom One 16' 10" x 10' 1" (5.13m x 3.07m)

UPVC double glazed window to the frontage and to the rear aspect, fitted wardrobes, over head storage, radiator.

Bedroom Two 10' 6" x 8' 6" (3.20m x 2.58m)

UPVC double glazed window to the rear, radiator.

Bedroom Three 10' 6" x 10' 9" (3.19m x 3.28m) Max measurement

UPVC double glazed window to the rear, radiator.

Bathroom 8' 4" x 7' 8" (2.54m x 2.34m) Max measurement

UPVC double glazed window to the side aspect, cupboard storing Glow Worm gas fired boiler, panel bath, low level WC, shower cubicle, electric Triton shower, pedestal wash hand basin, chrome mixer tap, partly tiled, radiator, light and shaver point.

Externally

To the frontage, herringbone block paved driveway, cold water tap, artificial grass, hedged boundary, area laid to gravel, raised sleeper beds. To the right side, hedged boundary, paved driveway with gated access. To the rear, patio area, hedged boundary, cold water tap. To the left side, patio area, area laid to gravel, artificial grass, hedged boundary, gated access to the frontage, well stocked borders.



Note:
Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold

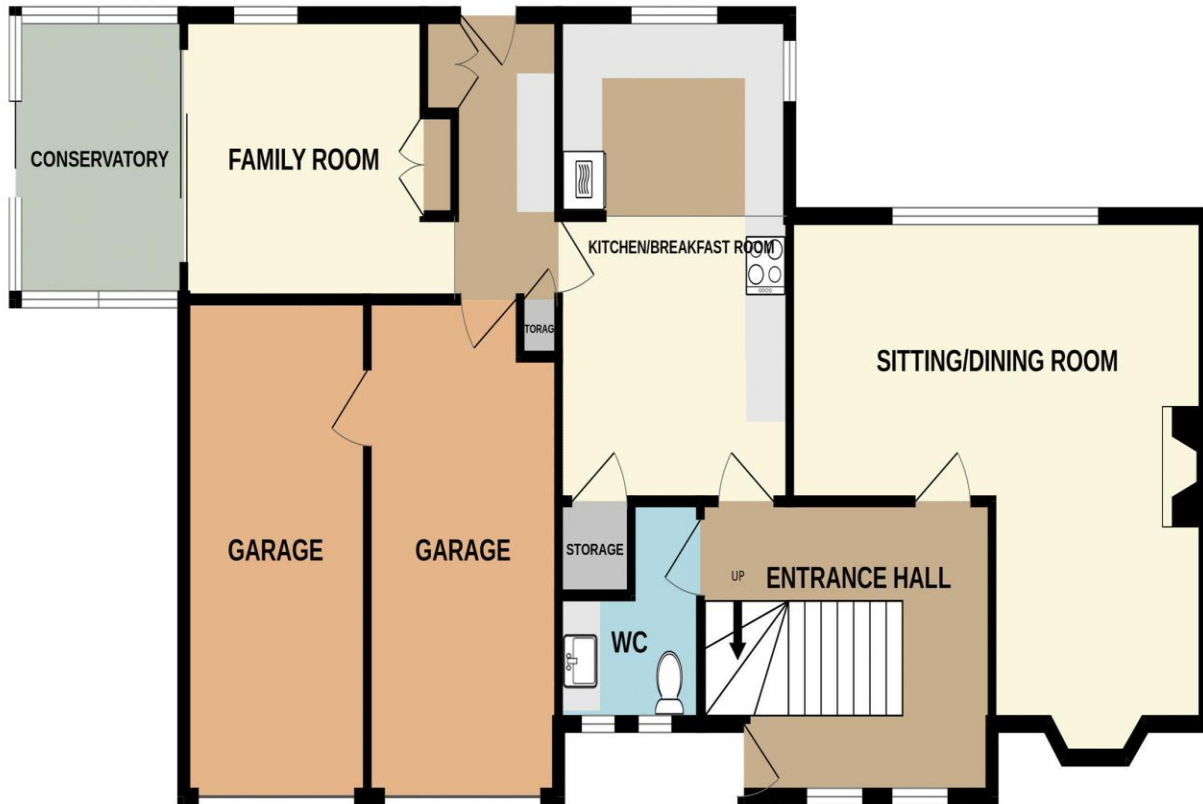






GROUND FLOOR

1ST 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.



Directions

From our Derby Street Leek office proceed out of the town on the A53 Newcastle Road. Passing through the village of Longsdon and upon entering the village of Endon, after passing the Plough Inn public house on the right hand side, take the second turning right into Hillswood Drive. Take the last turning left into Spinney Close where the property is situated on the right hand side.

Situation

This property is within the catchment for the ever popular Endon Schools and local village amenities. Good commuting to The Potteries, Motorway Network or the market town of Leek.

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