



Basnetts Wood, Endon, ST9 9DQ.  
Offers in Excess of £385,000



## Basnetts Wood, Stoke-On-Trent, ST9 9DQ.

Located in an elevated position in the highly sought-after Basnetts Wood area of Endon, this superb three-bedroom detached bungalow is a true gem.

Beautifully presented throughout, the property offers a wealth of features and benefits that will appeal to a variety of buyers. The driveway provides ample off-road parking that leads to the garage with an automated up and over door. There is level access from the driveway to the front door.

The bungalow is situated on a large corner plot with a wrap-around garden, which is well-maintained and boasts mature trees, plants and bushes. There is also a sheltered, private rear sun terrace and decking area that's perfect for outdoor dining and enjoying the stunning countryside views.

One of the standout features of the property is the living room, which enjoys a striking panorama corner window. This provides an impressive far-reaching and uninterrupted view of the beautiful countryside that surrounds the property. The living room also benefits from large windows to the front, side and rear, which allow plenty of natural light to flood into the space. The property features a versatile conservatory that's ideal for relaxing and enjoying the views.

The conservatory is fitted with uPVC double glazing and a dwarf wall with a tiled roof. It also features a rear door to the enclosed yard. Internally comprises of a large entrance hallway, living room, kitchen, conservatory, utility room bathroom, shower room, three bedrooms and garage / workshop.

Further benefits of this delightful property include garden storage sheds, a greenhouse, modern high-efficiency Worcester gas combi boiler, CCTV, outdoor lighting, high-speed wifi, feature column radiators, ceiling coving throughout, and venetian blinds., and extract fans in the bathroom, shower room, and utility.

The location of the property is also a major key feature. It's within walking distance of local schools and a nursery, a doctor surgery and pharmacy, Post Office, and Co-op shop. It's also located in close proximity to a large network of footpaths and the canal towpath, offering easy access to the local countryside.

Overall, this is a rare opportunity to acquire a superb detached bungalow in a highly desirable location. Early viewing is highly recommended to avoid disappointment.

### Situation

An idyllic location offering stunning views over the surrounding countryside, together with the canal just a short distance away, which provides many countryside walks. Basnetts Wood is in the catchment for the ever popular Endon High School and just a short distance from St Lukes Primary. Pubs/restaurants such as Ego, Greenway Hall Golf Club, The Plough, Black Horse and the Sportsman are all within short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



### Entrance Hall

Composite door and window to the front elevation, radiator, cornicing, two radiators, loft access, wood grain vinyl click flooring.

### Boiler Room

Wall mounted Worcester Bosch boiler.

### Living Room 25' 5" x 14' 8" (7.74m x 4.46m)

UPVC double glazed windows to the front and rear elevation, four UPVC double glazed windows to the side elevation, Jotul woodburning stove, two radiators, cornicing, two ceiling roses.

### Kitchen 11' 10" x 10' 4" (3.60m x 3.14m)

UPVC double glazed door and window to the rear elevation, range of units to the base and eye level, electric cooker point, extractor hood, composite one and half bowl sink unit with drainer, chrome mixer tap, plumbing for a dishwasher.

### Conservatory 9' 7" x 10' 8" (2.93m x 3.25m)

UPVC double glazed doors to the side elevation, radiator, power and light connected.

### Bedroom Two 14' 6" x 11' 5" (4.41m x 3.47m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes, cornicing.

### Bathroom 7' 0" x 8' 8" (2.13m x 2.64m)

Two UPVC double glazed windows to the rear elevation, column style radiator, corner shower cubicle, panelled bath, lower level WC, vanity wash hand basin.

### Bedroom One 10' 3" x 14' 9" (3.13m x 4.50m)

UPVC double glazed window to the side elevation, radiator, fitted wardrobes, cornicing.

### Shower Room 5' 1" x 6' 0" (1.56m x 1.82m)

Shower cubicle, lower level WC, wash hand basin, ladder heated towel radiator.

### Utility Room 5' 11" x 6' 0" (1.81m x 1.82m)

Radiator, composite sink unit with drainer and mixer tap, plumbing for washing machine, space for dryer.

### Bedroom Three / Study 5' 9" x 9' 3" (1.74m x 2.82m)

UPVC double glazed window to the front elevation, radiator, access to the garage / workshop.

### Garage 14' 5" x 7' 7" (4.39m x 2.30m)

Up and over door to the side elevation, UPVC double glazed window to the front elevation, workbench, power and light connected.

### Externally

To the front, area laid to lawn, gravel walkway, paved walkway, walled boundaries, mature plants and shrubs. To the side, block paved driveway, area laid to gravel, water tap. To the rear, paved patio, wooden decking area, fenced boundaries.



Note:  
Council Tax Band: E

EPC Rating: C

Tenure: believed to be Freehold







# GROUND FLOOR



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## Directions

When approaching from Leek, pass BP Petrol Station and the Plough , then after the first school turn right into Brookfield Avenue. Follow it round to the left and uphill via Hazelwood Road and the property is located on the left inside top corner with Basnetts Wood.

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