



Basnetts Wood, Endon, ST9 9DQ.  
Offers in the Region Of £625,000

Whittaker Est. 1930  
& Biggs



# Basnetts Wood, Endon, ST9 9DQ

This renovated FIVE bedroom detached family home is nestled within an impressive plot in a well known prestigious location, on a quiet cul de sac, with spectacular views towards Stanley and beyond. The current vendors have created an exceptional home, with quality fixtures and fittings which can be seen throughout, with oak doors, staircase, quartz worksurfaces and contemporary kitchen and bathroom/shower/ensuite rooms.

The proportions of the rooms are also impressive with a colossal 28ft living room, 34ft dining kitchen, 21ft master bedroom, 28ft garage and 29ft landing. You're welcomed into this home via the hallway with useful storage cupboard and stairs to the first floor. The dining kitchen has a good range of fitted units to the base and eye level, quartz worksurfaces and upstands, integrated Zanussi electric oven, grill and induction hob, extractor, dishwasher and stainless steel sink. The room can easily accommodate a dining table and chairs and provides access to both the utility room and living room. The utility room has a substantial sky light, base units, plumbing and space for a washing machine, dryer and freezer. The views can be enjoyed from the living room, with bi-fold doors providing access onto the front decked area.

Bedroom four and five are also located within the ground floor and are serviced by a modern shower room, having corner shower enclosure, vanity wash hand basin, WC and chrome fitments. To the first floor is a generous landing area, which has the potential to be utilised as office area, a light and airy space. A further three DOUBLE bedrooms are located within the first floor with the master having ample room for wardrobes and a dressing room table and incorporating ensuite shower room facilities. Also located within the first floor is a family bathroom with both a panel bath, shower enclosure WC and wash hand basin.

Externally to the frontage is a tarmacadam driveway, raised area laid to lawn with decking areas having feature LED lighting, well stocked rockery and access to the garage. The garage has electric up and over door, power, light, Upvc double glazed window to the side and rear with pedestrian door. Pathed access is available to either side to the rear with a tiered garden, having a well stocked rockery area, lawn areas, patios, neighbouring fields, woodland and far reaching views. A viewing is highly recommended to appreciate this homes size, plot, views and specification.

## Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the canal just a short distance away, which provides many countryside walks. Woodside 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, Lockside 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 with full length handle with UPVC double glazed window to the front elevation, radiator, oak staircase to the first floor, two UPVC double glazed windows to the front elevation, storage cupboard off.

### Living Room 28' 10" x 12' 6" (8.79m x 3.82m)

Two radiators, UPVC double glazed window to the front elevation, UPVC bi-folding doors to the front elevation, window to the side elevation, inset downlights, oak bi-fold doors into Dining Area.

### Dining Kitchen 34' 2" x 11' 3" (10.42m x 3.42m)

Two UPVC double glazed windows to the rear elevation, UPVC double glazed window to the side elevation, radiator, wall mounted radiator, radiator, inset downlights, Quartz worksurface with upstands, stainless steel one and half sink unit with chrome mixer tap with extensible hose, Zanussi integral fitted grill, electric oven, Zanussi induction hob, Zanussi extractor above, integral dishwasher, integral fridge.

### Utility 9' 3" x 6' 11" (2.82m x 2.12m)

Worksurface, base units, space for freezer, sky light, UPVC double glazed door to the side elevation, UPVC double glazed to the rear elevation, radiator, washer/dryer.

### Shower Room 7' 10" x 6' 5" (2.38m x 1.95m)

Shower enclosure with chrome fitment, chrome heated ladder radiator, WC, vanity wash hand basin, UPVC double glazed window to the rear elevation, tiled splashbacks, inset downlights.

### Bedroom Four 11' 4" x 10' 11" (3.46m x 3.33m)

Upvc double glazed window to the rear elevation, radiator.

### Bedroom Five 12' 6" x 10' 11" (3.81m x 3.33m)

Upvc double glazed window to the front elevation, radiator.

### First Floor

#### Landing

UPVC double glazed window to the rear elevation, radiator, eaves storage.

### Master Bedroom 21' 3" x 15' 4" (6.48m x 4.67m) max measurements

UPVC double glazed window to the front elevation, inset downlights, two radiators.

### Ensuite Shower Room 8' 8" x 6' 4" (2.64m x 1.92m)

Shower cubicle with chrome fitment, vanity wash hand basin, lower level WC, velux style window to the front elevation, tiled splashbacks.

### Bedroom Two 15' 4" x 11' 4" (4.67m x 3.45m)

UPVC double glazed window to the front elevation, radiator.

### Bedroom Three 15' 11" x 9' 3" (4.86m x 2.81m into bay)

UPVC double glazed window to the front and rear elevation, two radiators.

### Bathroom 9' 1" x 8' 9" (2.77m x 2.67m)

Walk in shower cubicle, vanity wash hand basin, WC, panelled bath with chrome fitment and shower attachment, chrome heated ladder radiator, Velux style window to the front elevation, eaves storage.

### Outside

Externally to the front is tarmac driveway, raised area laid to lawn, well stocked rockery, pathway, gravel area, two decking areas. Gated access to the side of the property leading to the rear garden.



**Garage 28' 7" x 9' 6" (8.71m x 2.89m)**

Up and over door, two UPVC double glazed windows to the side elevation, window to the rear elevation, door to the rear elevation, power and light connected.

**Side**

Area laid to lawn, pathway, well stocked borders.

**Rear Garden**

Patio area, courtesy lighting, well stocked rockery, steps to tiered garden, area laid to lawn, hedged boundaries, outside water tap.

Note:

Council Tax Band: E

EPC Rating: E

Tenure: believed to be Freehold













GROUND FLOOR



1ST FLOOR





## Directions

From Leek proceed out of the town on the A53 Newcastle Road passing through the village of Longsdon. Upon reaching the village of Endon, take the left hand turning just before Endon High School into Brookfield Avenue. Follow this road to the left which becomes Hazelwood Road and then to the left again which becomes Basnetts Wood and take the first right hand turning and the property is located on the right hand side.

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