



Clay Lake, Endon, ST9 9DE.
Offers in the Region Of £825,000



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A contemporary styled, bespoke six bedroom five bathroom detached family home with flexible accommodation arranged over three floors. The modern property has been architecturally designed and finished to a high standard throughout being superbly appointed with Quality fixtures and fittings.

Occupying choice position in a long established premium semi-rural residential location on Clay Lake, Endon the home is within close proximity to many local amenities and good commuting to The Potteries, Motorway Network or the market town of Leek.

The property enjoys approximately 3000 sq. ft of accommodation, briefly comprising of a vast entrance hallway with cloakroom off and oak staircase with glass balustrade to the first floor.

The impressive kitchen / dining room / family room features a fully fitted AEG kitchen area with twin self-cleaning ovens, combination microwave, warming draw, five ring induction hob, ceiling extractor, integral Smeg dishwasher and instant boiling hot water tap in addition to bi-folding doors opening to the rear garden creating ideal indoor / outdoor living.

A further 20ft reception room offers full length windows, double doors, and feature ceiling lighting. A useful utility room provides access into the integral garage with power and light connected along with an electric roller door.

Underfloor heating is throughout the ground and first floor with individual wireless controller for each room.

Four well-proportioned bedrooms and family bathroom are arranged over the first floor. The principal bedroom being most notable offering a walk-in dressing room and Juliette balcony. Bedroom one, five and six all boasts shower ensembles.

To the second floor are bedroom two and three both serviced by a further family bathroom.

Externally the home is accessed via electric gates with an intercom system and approached via a block paved driveway leading to the garage. Gardens are at the front of the property being mainly laid to lawn. To the rear is a low maintenance private garden mainly laid to stone with feature lighting and hedged / fenced boundaries.

Strictly by prior appointment with the agents Whittaker & Biggs Leek, a viewing come highly recommended.



Entrance Hall

Door and windows to the front elevation, tiled flooring, underfloor heating, oak staircase with glass balustrade to the first floor.

Cloakroom

Low level WC, wall mounted vanity wash hand basin, tiled flooring, underfloor heating.

Living Room 14' 9" x 20' 8" (4.5m x 6.30m)

Two windows to the front elevation, two windows to the side elevation fitted with plantation shutters, double doors to the side elevation fitted with plantation shutters, solid oak flooring, under floor heating, feature lighting.

Kitchen / Dining Room / Family Room 22' 1" x 18' 8" (6.73m x 5.69m)

Bi folding doors to the rear elevation, window to the side elevation fitted with plantation shutters, tiled flooring, under floor heating, units to the base and eye level with feature lighting, middle island, Corian work surfaces, inset sink unit, chrome mixer instant boiling water tap, double self cleaning AEG electric ovens, AEG combination microwave, warming draw, five ring induction hob, ceiling extractor fan, Smeg integral dishwasher, integral fridge, integral freezer.

Utility Room 8' 0" x 9' 10" (2.44m x 2.99m)

Window to the rear elevation fitted with plantation shutters, tiled flooring, underfloor heating, units to the base, granite work surfaces, inset sink, chrome mixer tap, plumbing for a washing machine, space for a dryer, integral door to the garage.

First Floor

Landing

Oak staircase with glass balustrade to the first floor, under floor heating.

Bedroom One 14' 9" x 20' 8" (4.5m x 6.30m)

Two windows to the front elevation fitted with plantation shutters, Juliet balcony to the side elevation fitted with plantation shutters, oak flooring, underfloor heating, walk in wardrobe.

Ensuite

Velux style window, underfloor heating, chrome ladder radiator, low level WC, wall mounted vanity his & hers unit, shower cubicle,

Bedroom Four 14' 8" x 11' 0" (4.46m x 3.36m)

Window to the rear elevation fitted with plantation shutters, oak flooring, underfloor heating.

Ensuite

Velux style window, tiled flooring, underfloor heating, chrome ladder radiator, double walk in shower, low level WC, wall mounted vanity unit.

Bedroom Five 14' 7" x 9' 3" (4.45m x 2.82m)

Window to the rear elevation fitted with plantation shutters, oak flooring, underfloor heating.

Ensuite

Window to the side elevation fitted with plantation shutters, tiled flooring, underfloor heating, chrome ladder radiator, corner shower, low level WC, wall mounted vanity unit.

Bedroom Six 11' 4" x 7' 11" (3.46m x 2.42m)

Two Velux style windows, underfloor heating, storage in the eaves.

Bathroom

Window to the side elevation fitted with plantation shutters, tiled flooring, underfloor heating, chrome ladder radiator, panelled bath with hand held shower, low level, wall mounted wash hand basin.



Second Floor

Landing

Velux style window.

Bedroom Two 17' 2" x 14' 10" (5.23m x 4.52m)

Two window to the front elevation, two Velux style windows, oak flooring, radiator, storage cupboard.

Bedroom Three 13' 11" x 15' 0" (4.23m x 4.57m)

Three Velux style windows, radiator, storage in the eaves.

Bathroom

Velux style window, tiled flooring, chrome ladder radiator, part free standing bath, low level WC, wall mounted sink.

Garage 19' 8" x 15' 2" (6m x 4.62m)

Electric roller door to the front elevation, door to the rear elevation, light and power connected, wall mounted gas fired boiler.

Externally

To the front, electric gates with intercom system, block paved driveway, stone flagged walkway, area laid to lawn, curtsey lighting, fenced / hedged / walled boundaries. To the rear, stone flagged patio, curtsey lighting, fenced / hedged / walled boundaries.

Note:

Council Tax Band: F

EPC Rating: B

Tenure: believed to be Freehold







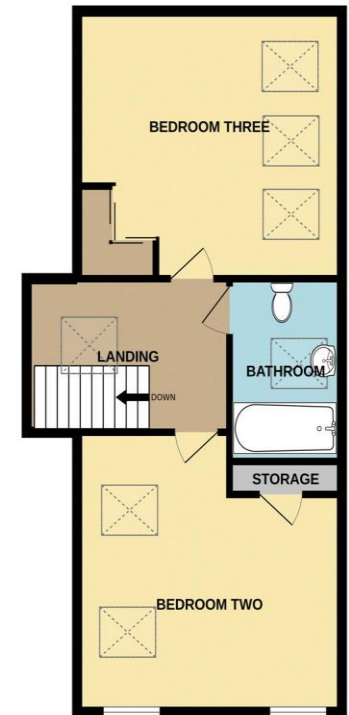
GROUND FLOOR



1ST FLOOR



2ND 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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Directions

From our Derby Street, Leek, offices proceed along Haywood Street. At the traffic lights continue straight ahead into Broad Street. At the mini roundabout continue straight ahead into Newcastle Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon just after passing The Plough Inn on the right hand side take the third turning right into Clay Lake Signposted Brown Edge. Follow this road for a short distance and take the turning right into a private driveway signposted Bluestone House, identifiable by a Whittaker & Biggs For Sale board.

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