



## Highfield Cottage Park Lane Endon, Stoke-On-Trent, ST9 9JB

Sometimes you have to escape the ordinary and try something extraordinary! Well I have a property that couldn't be any further from ordinary if it tried, a delightfully quirky detached cottage in the extremely desirable area of Endon. Not only is the layout of this property a little different it sits on sizeable plot with open aspect views. The accommodation on offer comprises a snug lounge with bay window and wooden shutters, this leads into a large dining area, where looks can be deceiving as hidden away behind a bookcase you will find a door leading into a further sitting room, the ground floor accommodation is complete with a breakfast kitchen, utility room and shower room. To the first floor you will find 1 bedroom, attic room and a bathroom. Externally, the property benefits from off road parking and a detached garage. The gardens are mainly to the side of the property and are a very good size, laid to lawn with mature shrubbery and trees, a garden shed and open potting shed. Located in the sought after area of Park Lane in the Staffordshire countryside, offering semi rural living with being short distance to local amenities, schooling and commuter links to the market town of Leek. Fall in love with the uniqueness of High Field Cottage and book a viewing today as it's time to escape the ordinary!

**Offers in the region of £290,000**

# Highfield Cottage Park Lane

Endon, Stoke-On-Trent, ST9 9JB



1



2



3



F

- QUIRKY DETACHED COTTAGE
- THREE RECEPTION ROOMS
- SHOWER ROOM & BATHROOM
- NO UPWARD CHAIN
- DESIRABLE LOCATION
- FITTED KITCHEN PLUS UTILITY ROOM
- OFF ROAD PARKING & GARAGE
- SITTING ON A SIZEABLE PLOT
- DOUBLE BEDROOM & ATTIC ROOM
- HUGE GARDEN PLOT LAID TO LAWN

## GROUND FLOOR

### Entrance Porch

3'10" x 2'10" (1.17 x 0.88)

The property has a wooden glazed entrance door to the side aspect, coupled with single glazed windows to the front and side.

### Lounge

13'10" x 12'7" (4.23 x 3.84)

A wooden single glazed bay window overlooks the front aspect with wooden shutters and a single glazed window overlooks the side aspect. Open fireplace and storage cupboard under the stairs. Television point. Two radiators.

### Dining Room

17'3" x 9'1" (5.27 x 2.77)

A single glazed wooden window overlooks the side aspect with wooden shutters. A velux style window overlooks the rear and a single glazed window looks into the kitchen. Wooden feature fireplace with built in storage cupboards houses an electric fire. Bookcase hides a door leading into the sitting room.

### Sitting Room

16'3" x 9'8" (4.96 x 2.96)

Two wooden single glazed windows overlook the front and side aspect with wooden shutters. Fitted storage cupboards. Radiator. Covered external door next to side window.

### Breakfast Kitchen

10'0" x 7'8" (3.06 x 2.35)

A wooden single glazed window

overlooks the rear aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and partly tiled walls.

Freestanding cooker and space for fridge/freezer. Radiator and electric wall mounted heater. Sliding doors lead into the utility room. Space for table and chairs.

### Utility Room

5'11" x 4'11" (1.81 x 1.51)

A wooden single glazed window overlooks the side aspect coupled with a wooden stable door leading out to the rear garden. Fitted with a work surface area with inset stainless steel sink unit and side drainer. Partly tiled walls and space and plumbing for washing machine. Steps lead up to the shower room.

### Shower Room

4'11" x 3'6" (1.50 x 1.07)

A wooden single glazed window overlooks the rear aspect. Fitted with a shower unit and low level W.C. Radiator and wall mounted electric heater.

## FIRST FLOOR

### First Floor Landing

Loft access hatch.

### Bedroom One

12'9" x 12'5" (3.90 x 3.81)

Two wooden single glazed windows overlook the side aspects. Fitted wardrobes and radiator.

### Attic Room

10'8" x 9'10" (3.26 x 3.02)

A wooden single glazed window overlooks the rear aspect coupled with a velux style window to the front. Radiator.

### Bathroom

11'4" x 8'0" (3.46 x 2.44)

A wooden single glazed window overlooks the side aspect. Fitted with a suite comprising bath, vanity hand wash basin and low level W.C. Partly tiled walls and built in storage cupboards. Radiator.

## EXTERIOR

To the front the property has a paved driveway for off road parking. To the rear and side aspect the property is laid with lawn with inset mature flower beds and mature trees. Paved pathways with open potting shed and garden shed. Pond. To the rear end of the garden there is a detached garage.

### Detached Garage

Double doors to the front aspect, with access door to the rear.

### Agents Notes

The property has an oil boiler and a septic tank.



# Floor Plan

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.  
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

