



El Roy Station Road Endon, Stoke-On-Trent, ST9 9DR

When searching for your dream home the word "Compromise" should not enter your vocabulary! I am delighted to say that this superb semi detached residence, El Roy, the word "compromise" is left firmly at the entrance door. Immaculately presented and finished to the highest of standards throughout, this extremely spacious semi detached residence will literally have you lips mouthing WOW at the open of each door! From the impressive extended kitchen/diner/family, to the cosy lounge complete with original feature fireplace its clear to see that no expense has been spared by its current owners. The accommodation is complete with two double bedrooms, converted attic room with walk in wardrobe and en-suite and a chic fitted shower room. Externally there is ample off road parking to the front with a long gravelled driveway. To the rear there is a lawned garden framed with flower beds and mature trees and a large gravelled patio sitting area. Located in the desirable area of Endon within walking distance to local amenities, excellent schooling and commuter links to the market town of Leek. To be honest the pictures will do the talking on this for me, so there is nothing else left for me to say. Book a viewing early to avoid disappointment.

£359,950

El Roy Station Road

Endon, Stoke-On-Trent, ST9 9DR



- STUNNING SEMI DETACHED PROPERTY
- CLOAKROOM
- LOFT ROOM WITH EN-SUITE
- SOUGHT AFTER LOCATION
- EXTENDED OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- TWO DOUBLE BEDROOMS
- WALK IN WARDROBE
- SNUG LOUNGE WITH BAY WINDOW
- CHIC SHOWER ROOM
- LARGE DRIVEWAY & LOW MAINTENANCE REAR GARDEN

GROUND FLOOR

Entrance Hall

6'11" x 2'8" (2.13 x 0.82)

The property has a composite entrance door to the side aspect coupled with double glazed windows to either side. LVT Camaro flooring with under floor heating. Ceiling spotlights and stairs leading to the first floor.

Cloakroom

5'9" x 2'8" (1.77 x 0.83)

A double glazed window overlooks the side aspect. Fitted with a low level W.C and vanity hand wash basin. Ceiling spotlights and LVT Camaro flooring with under floor heating.

Lounge

14'1" x 11'6" (4.31 x 3.51)

A double glazed bay window overlooks the front aspect. Open original feature fireplace. Wall lights and radiator.

Kitchen/Diner/Family Room

36'5" x 12'5" (11.12 x 3.80)

An open living space with double glazed full height patio doors leading out to the rear garden with four Velux skylight windows to the ceiling. The kitchen area is fitted with a range of wall and base storage units with inset gold coloured stainless steel sink unit with coordinating granite work surface areas and drainer to the sink unit. Integrated appliances include electric double oven and dual oven/microwave, electric hob with integrated extractor fan, fridge/freezer and dishwasher.

Freestanding island unit with storage and fitted seating booth with table and chairs. Storage cupboard housing plumbing for washing machine and wall mounted central heating boiler. Family space with exposed brickwork, television point and under stairs storage with space for tumble dryer. LVT Camara flooring with under floor heating.

FIRST FLOOR

First Floor Landing

14'1" x 5'10" (4.31 x 1.80)

A double glazed frosted glazed window overlooks the side aspect. Ceiling spotlights. Glass balustrade and stairs leading to the loft room. Radiator.

Bedroom One

14'1" x 10'1" (4.31 x 3.08)

A double glazed window overlooks the front aspect. Fitted wardrobes with sliding mirrored doors. Radiator.

Bedroom Two

10'2" x 9'3" (3.10 x 2.84)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

10'2" x 4'5" (3.11 x 1.37)

A double glazed window overlooks the side aspect. Fitted with a suite comprising walk in shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Ladder style towel radiator. Partly tiled walls, extractor fan and ceiling spotlights.

SECOND FLOOR

Second Floor Landing

Radiator

Loft Room

10'3" x 8'5" (3.13 x 2.57)

A double glazed Velux window overlooks the rear aspect. Ceiling spotlights and radiator.

Shower Room

8'5" x 3'5" (2.57 x 1.06)

A double glazed Velux window overlooks the rear aspect. Fitted with a suite comprising a shower unit with waterfall shower head, vanity hand wash basin and low level W.C. Partly tiled walls

Walk In Wardrobe

14'1" x 3'7" (4.31 x 1.11)

Fitted with rails, ceiling spotlights and radiator.

EXTERIOR

To the front the property has a long gravelled driveway with a lawned area with flower bed borders. To the rear the property has a large gravelled seating area, with steps leading down to an lawned area, with mature trees and shrubbery. The garden is enclosed by panelled fencing.



Floor Plan



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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