



## Hazelcroft Gratton Lane, Stoke-On-Trent, ST9 9AB

**Offers in the region of £700,000**

\*\* CALL US 9AM - 9PM 7 DAYS A WEEK TO ARRANGE A VIEWING! \*\*

"It takes hands to build a house, but only hearts can build a home"

An exciting opportunity to take on and complete an ongoing self-build project located in the most idyllic location on the outskirts of the Village of Endon in Staffordshire.

"Hazelcroft" truly is one of a kind; an opportunity not to be missed!



## Denise White Estate Agents Comments



"Hazelcroft" presents a rare and exciting opportunity; to create your dream home, in an enviable position on Gratton Lane in Endon, Staffordshire.

The original build dates back to the 1950's and offered modest three bedroomed with one bathroom accommodation, together with a lounge, breakfast kitchen and conservatory. In recent years the current owner purchased some additional land to extend the plot and submitted plans, which were approved, to extend and remodel the property to provide Five Bedrooms and Two Bathrooms, together with a Lounge, Living Family Kitchen, Utility Room, Downstairs WC and Attached Single Garage.

The current owner's vision is contemporary living, finished to the highest of standards throughout, to provide a light, spacious and versatile family home in the most idyllic location. The project was set underway, with the new skin of the building erected and finished with quality doors and windows, however, the internal remodel and external landscaping remains unfinished for the purchaser to complete as they wish, whether that be in line with the current plans or remodeled to suit their individual needs.

The property sits in an excellent sized plot, with delightful views over the surrounding Staffordshire Moorland Countryside which provides an abundance of picturesque rural walks. The property is approached over a sweeping gated driveway which provides ample off road parking and leads

to an attached single garage. Once landscaped, the gardens would provide the most glorious space for friends and family to gather, for pets to roam and for children to play.

Just a short walk down the lane you will find 'The Village' on the outskirts of Endon, home to a popular country pub, shop, and veterinary clinic. Also known locally for Endon Well Dressing which takes place each summer; a historical event which brings together the community for a weekend of celebrations. Within a short drive of the property you can enjoy the village amenities of Endon, together with its highly regarded schools. The Market Town of Leek is also just 4 miles down the road and provides a large selection of independent shops, as well as more widely known chains, together with supermarkets, pubs, restaurants and much more.

It goes without saying that Hazelcroft not only presents the most wonderful opportunity for you to design and finish to suit your individual needs, but once completed, will make the perfect home for families of all ages.

A viewing of the property is essential for you to take in its beautiful surroundings and to enable you to visualise how your Hazelcroft will be once completed.

### Owners Vision

"My vision was to transform the Hazelcroft in to an ultra modern, high specification Five Bedroom House, which lavishes attention on every detail.

Some of the standout features were set to include bi-fold doors which span the rear of the property, bringing the outside in and allowing you to enjoy the spectacular views which extend to the rear aspect from both the Living Kitchen and Lounge areas, together with elegant oak doors, a combination of original Parquet flooring alongside contemporary porcelain tiles which would run through the handcrafted bespoke Kitchen and utility room, tied together with a mixture of stainless steel and quartz worksurfaces.

My vision for the First Floor of the property was to

provide a sanctuary for you to immerse yourself in to; the bedrooms would be fitted with the most luxurious deep pile carpets, with large windows which look out over the stunning countryside surrounding the property. The Ensuite and Main Bathroom would also both be fitted with top quality suites, including double ended freestanding baths and large walk in showers with waterfall heads. Outside the gated driveway would sweep through dry stone walls and manicured gardens to parking for several vehicles and an integral garage with a remote controlled electric door. The gardens would be beautifully landscaped with modern terraces spanning the rear of the property providing the perfect spot to sit and enjoy the far reaching views whilst soaking up the sun with a G&T in hand. Hazelcroft could without doubt become one of Endons most prestigious properties, set in the most stunning location."

### **Entrance Hall**

### **Lounge**

### **Kitchen and Family Room**

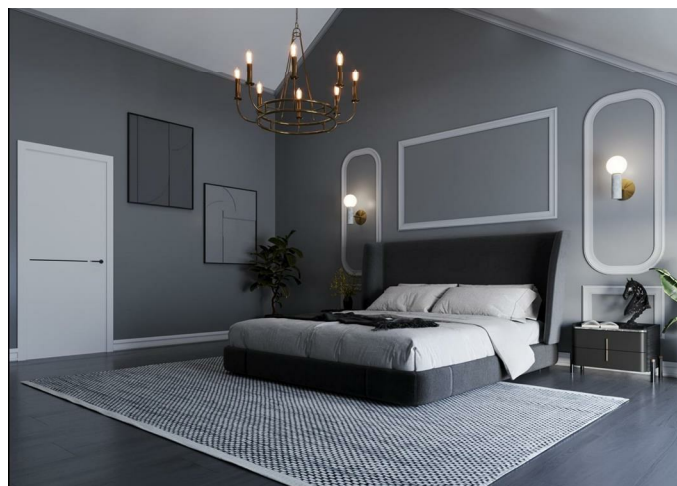


### **Utility Room**

### **WC**

### **First Floor Landing**

### **Principal Bedroom**



### **Ensuite Bathroom**

### **Bedroom Two**

### **Bedroom Three**

### **Bedroom Four**

### **Bedroom Five**

### **Family Bathroom**

### **Attached Single Garage**



## Outside



## Location



## Agents Notes

Tenure: Freehold

Services: Mains Electricity, Water and Drainage connected. Oil Fired Central heating.

Council Tax: Staffordshire Moorlands Band E

No chain involved with the sale

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.



### **Property To Sell?**

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

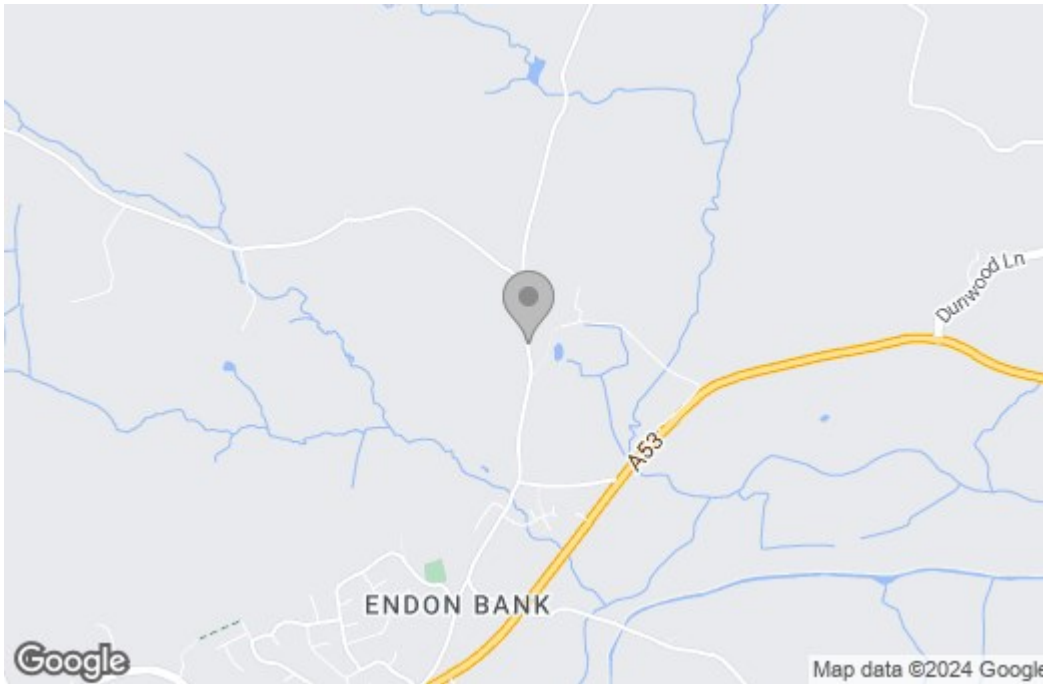
# Floor Plan

(Floorplan For Illustration Purposes Only)



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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