



43 High View Road, Endon, Staffordshire, ST9 9HS

Offers in the region of £385,000

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"The home should be the treasure chest of living." - Le Corbusier

Surround yourself with the many treasures this immaculate home has to offer. Cook, eat and gather with loved ones in the spacious open-plan Living Dining Kitchen. Enjoy your morning coffee in bed looking out onto stunning views of the countryside!

Denise White Agent's Comments



This exceptional three bedroom detached family home, extended by its current owners, offers a versatile and sociable space, perfect for those seeking a multifunctional home. Located in a prime position on a popular residential estate in Endon, the property provides easy access to village amenities, popular schools and useful road networks making it the ideal choice for growing families.

Externally, there is a large driveway that can accommodate multiple vehicles, ensuring ample off-street parking. The rear of the property boasts a spacious garden that includes an Indian stone patio area and a well-maintained lawn. The garden is enclosed and bordered by picturesque fields of green, offering extensive views of the surrounding landscape. A wooden pergola provides a great spot to relax and take in the beautiful location.

Upon entering the property, you are greeted by a spacious and bright hallway that sets the tone for the rest of the home. The hallway leads into the open plan living/kitchen area. Clearly defined to a cosy living area, which features an AGA multifuel log burner, creating a calming space to unwind with family. Beyond the living area is the crème de la crème of open plan kitchen diners. This impressive space boasts a vaulted ceiling, four skylights, and large bi-fold doors that open on to the garden, creating a seamless flow between indoor and outdoor spaces. The open plan layout

of the kitchen diner makes it an ideal space for modern day family living and perfect for entertaining guests. Additionally, the property offers a utility room, a ground floor office, and a large downstairs shower room, providing further functional spaces to accommodate the demands of a growing family.

Moving to the first floor, the accommodation comprises of three bedrooms. The main bedroom is located at the back of the property, offering magnificent views over the fields. The second bedroom is also a double and is situated to the front of the property. The third bedroom is a single room and can serve as a child's bedroom or study. A family bathroom completes the first-floor accommodation.

In summary, this remarkable property offers versatility and multifunctional space to those in search for their family home.

Entrance Hall

5'11" x 10'6" (1.81 x 3.22)



Composite door to the front aspect and two uPVC double glazed windows either side, AMTICO herringbone style flooring, stairs off to the first floor accommodation, radiator, ceiling light, access into living area and utility.

Living Area

10'6" x 15'11" (3.21 x 4.87)



Continued AMTICO herringbone style flooring, AGA multi fuel log burner with wood effect mantle above. Radiator. Two ceiling lights.

Kitchen / Dining Area

12'1" x 18'9" (3.69 x 5.74)



Continued AMTICO herringbone style flooring, a range of shaker style soft close wall and base units with laminate worksurfaces over, with integrated NEFF split oven, fridge freezer, BEKO dishwasher, NEFF induction hob with NEFF extractor above and built in pantry with power, ELLECI sink and drained unit with mixer tap above.

Kitchen island with breakfast bar seating area and storage below, two skylights above and three pendant lights over. uPVC double glazed window to the rear aspect, uPVC double glazed bifold

doors to the rear aspect, Upvc double glazed window to the side aspect two skylights above dining area, inset spotlights, wall mounted radiator, Access into:-

Office

7'9" x 8'0" (2.38 x 2.45)



Continued AMTICO herringbone style flooring, ceiling light

Utility

7'10" x 7'3" (2.40 x 2.21)



Tiled effect flooring, wall mounted radiator, base units with laminate work surface over space for washing machine and tumble dryer uPVC double glazed window to the front aspect. Ceiling light. Access into

Downstairs ShowerRoom

6'7" x 7'10" (2.01 x 2.40)



Continued tiled effect flooring, frosted uPVC double glazed window to the side aspect, wash hand basin with storage under and back to wall WC incorporated. Tiled splash back , wall mounted radiator and shower cubicle with rain style shower attachment.

First Floor Landing

fitted carpet, uPVC double glazed window to the side aspect, wooden balustrade with glass panel ,inset spotlights access into all three bedrooms and bathroom

Bedroom One

10'0" x 12'0" (3.07 x 3.67)



Situated at the rear of the property with fitted carpet, wall mounted radiator, large uPVC double

glazed window to the rear aspect, ceiling light and feature panelled wall

Bedroom Two

10'0" x 10'2" (3.07 x 3.12)



A double bedroom situated at the front of the property with fitted carpet, wall mounted radiator, and large uPVC double glazed window to the front aspect, ceiling light

Bedroom Three

8'8" x 7'11" (2.65 x 2.43)



Single bedroom at the rear of the property with fitted carpet, wall mounted radiator, uPVC double glazed window to the rear aspect, ceiling light

Bathroom

7'11" x 5'4" max (2.42 x 1.65 max)



Tiled effect flooring, low level WC, wash handbasin with storage under, wall mounted towel rail, bath with shower attachment above and glass shower screen, tiled walls, and obscured UPVC double glazed window to the side aspect, ceiling light

Gardens



Garage

17'2" x 8'1" (5.24 x 2.48)

Up and over garage door, power and lighting, combination boiler fitted on the rear wall, uPVC double glazed window to the rear aspect

Location



Situated in a prime location on a most popular residential estate. Within walking distance to the most popular Endon Schools and all the amenities that Endon offers.

Endon is a village within the Staffordshire Moorlands district of Staffordshire, It is 4 miles (6.4 km) southwest of Leek and 6 miles (9.7 km) north-northeast of Stoke-on-Trent.

Together with neighbouring Stanley, Endon forms the civil parish of Endon and Stanley. The local education consists of three schools; St. Luke's Church of England Primary School, Endon Hall Primary School and Endon High School.

The Caldron Canal, a branch of the Trent & Mersey Canal, passes around Endon.

Agent's Notes

Tenure: Freehold
Council Tax Band D

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 and the team can help and advise with any information on the local property market and the local area.

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.

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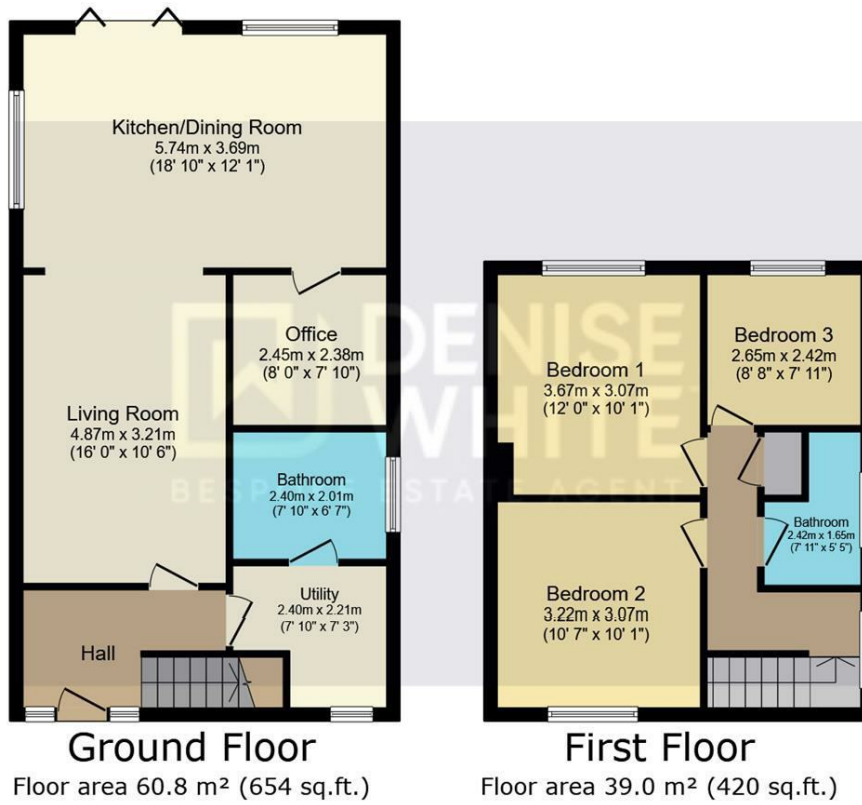
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your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

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Floor Plan



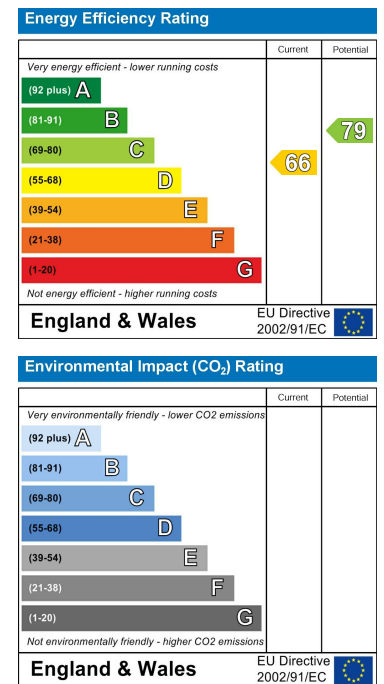
TOTAL: 99.8 m² (1,074 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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