



28 Spinney Close, Endon, Stoke-On-Trent, ST9 9BP

Offers In The Region Of £369,950

- Three bedroom detached property
- Woodland to the rear
- Integral garage
- Cul de sac location
- Spacious sitting/dining room
- Lots of potential
- Private rear garden
- Utility and WC
- NO CHAIN

28 Spinney Close, Stoke-On-Trent ST9 9BP

Nestled in the tranquil cul-de-sac of Spinney Close, Endon, this charming three-bedroom detached family home offers a perfect blend of comfort and potential. With a spacious reception room, the property provides an inviting space for family gatherings and entertaining guests. The well-proportioned bedrooms ensure ample room for relaxation, making it an ideal setting for family life.

The house boasts a well-maintained kitchen/bathroom and a private rear garden that backs onto serene woodland, providing a peaceful retreat for outdoor activities or simply enjoying nature. The garden is a wonderful space for children to play or for hosting summer barbecues with friends and family.

Parking is a breeze with space for up to three vehicles, ensuring convenience for residents and visitors alike. Additionally, the property is situated within the catchment area of Endon schools, making it an excellent choice for families seeking quality education for their children.

This home presents a fantastic opportunity for those looking to personalise and enhance their living space, with plenty of potential to make it your own. Looking to settle into a family-friendly neighbourhood, this property is not to be missed. Embrace the charm of Endon and make this delightful house your new home.



Council Tax Band: E



Ground Floor

Hall

13'1" x 6'7"

Wood glazed door to the front, UPVC double glazed window to the front, internal glazed window to the side aspect, stairs to the first floor.

Sitting / Dining Room

18'11" x 16'10"

Max measurement. UPVC double glazed window to the front, gas fire on a stone style hearth and surround, two radiators.

Conservatory

13'8" x 9'2"

Aluminum patio doors to the rear conservatory, uPVC double glazed construction, polycarbonate roof, tiled floor, French doors to the side aspect.

Kitchen

10'4" x 10'4"

uPVC double glazed window to the rear, units to the base and eye level, four ring gas hob, stoves electric fan assisted oven and separate grill, breakfast bar, under counter lights, composite sink with drainer, mixer tap, radiator.

Utility Room

8'11" x 6'2"

uPVC double glazed door to the rear, two UPVC double glazed windows to the side aspect, units to the base and eye level, space and plumbing for a washing machine, space for tumble dryer, space for a free standing fridge/freezer, radiator, pedestrian door to the garage.

Integral Garage

15'11" x 9'0"

Metal up and over door, wall units, wall mounted gas fired boiler, uPVC double glazed window to the side aspect, power and light connected.

WC

Two UPVC double glazed windows to the frontage, pedestal wash hand base and chrome taps, low level WC, radiator, built in storage cupboard,

First Floor

Landing

uPVC double glazed window to the frontage.

Bedroom One

16'11" x 10'1"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, two radiator.

Bedroom Two

12'3" x 10'5"

Max measurement. UPVC double glazed window to the rear, radiator.

Bedroom Three

10'5" x 6'11"

uPVC double glazed window to the rear, radiator.

Bathroom

9'4" x 5'11"

Max measurement. uPVC double glazed window to the side aspect, panel bath, chrome mixer tap, hand held shower attachment, vanity wash hand basin, chrome taps, storage cupboards, low level WC, chrome ladder radiator, part tiled, airing cupboard.

Externally

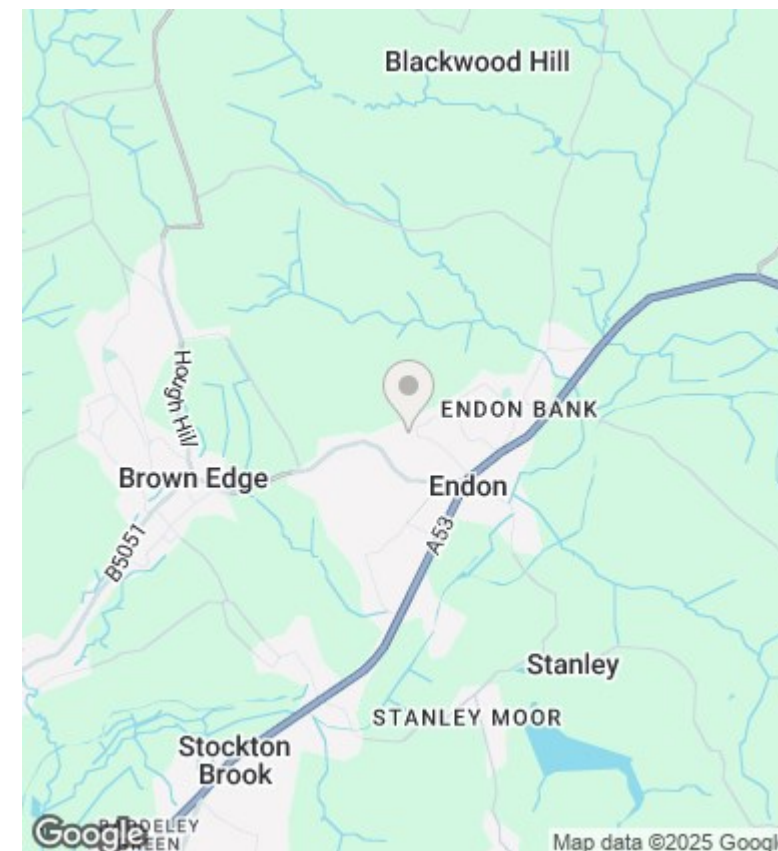
To the frontage, block paved driveway area, laid to lawn, mature trees and shrubs. To the rear paved patio area, laid to lawn, well stocked borders, hedged boundary, mature trees and shrubs, access from the frontage.







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

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		