



Brook Lane, Stoke-On-Trent, ST9 9EZ.
Offers in the Region Of £515,000

Whittaker ^{Est. 1930}
& Biggs

Brook Lane, Stoke-On-Trent, ST9 9EZ

This extended Victorian semi-detached home is nestled within the stunning and highly desirable location of Endon Village. The property boasts a versatile and spacious layout having five bedrooms, three reception rooms, bathroom, ensuite shower room and high specification kitchen. The property is nestled on a substantial corner plot, with an open aspect to the front, side and rear. The property has a detached double garage located to the rear, with a driveway providing off street parking.

You're welcomed into the property via the entrance hallway, with two reception rooms located to the front of the property. The living room has a bay fronted window, open fireplace and cornicing to the ceiling. The lounge also has a bay fronted window, feature gas fire with patio doors onto the rear garden, cornicing and ceiling roses. Bedroom one is located to the rear of the property, a light and airy space having Velux windows, patio doors and an ensuite shower room. The dining room has ample room for a family sized dining table and chairs and opens through to the kitchen, with useful WC off. The kitchen has a good range of shaker style units fitted to the base and eye level, breakfast island, quartz worksurfaces, Villeroy and Boch ceramic sink, satin style mixer tap, integrated appliances which include, fridge, freezer, bin storage, dishwasher, washing machine, Bosch grill, fan assisted oven and Bosch five ring induction hob with extractor over.

To the first floor is a spacious landing, having access to the balcony area and second floor. Four generous bedrooms are located to the first floor, all having built in wardrobes/storage and which are serviced by a family bathroom which has a separate shower and bath.

To the second floor is a space which is currently utilised as a games room, but which has many uses depending on your needs.

Externally to the frontage is a gated path, with mature well stocked gardens and lawn. The garden located to the side is laid to lawn, hedged, well stocked, has a pond with waterfall, block paved patio, further raised patio and well stocked borders. To the rear is a detached double garage, electric up and over door, power, light and driveway. A viewing is highly recommended to appreciate this family home, its location, privacy, plot and versatility of its accommodation.

Situation

An ideal family home being within the catchment for the ever popular Endon Schools and local village amenities. Good commuting to The Potteries, Motorway Network or the market town of Leek.



Entrance Hallway

Wood glazed door to the front elevation, wood glazed window to the front elevation, radiator, staircase to the first floor, understairs storage cupboard with shelving.

Living Room 11' 9" x 14' 2" (3.58m x 4.33m)

UPVC double glazed bay window to the front elevation, two radiators, open fire set on tiled hearth, surround and wood mantle, corncicing.

Lounge 17' 0" x 13' 0" (5.18m x 3.95m)

UPVC double glazed bay window to the front elevation, two radiators, UPVC double glazed window to the side elevation, UPVC double glazed patio doors to the rear elevation, corncicing, ceiling roses.

Bedroom One 10' 8" x 17' 5" (3.24m x 5.32m)

(Maximum Measurement)

Radiator, brick fireplace with wood mantle incorporating feature fireplace, wood double glazed door to the rear elevation, wood double glazed window to the rear elevation, corncicing, two Velux style windows to the rear elevation, inset downlights.

Ensuite

Walk in enclosure with control unit, vanity wash hand basin with chrome mixer tap, lower level WC, Velux window to the rear elevation, Dimplex electric heater, inset downlights.

Dining Room 11' 7" x 13' 1" (3.52m x 4.00m) (Maximum Measurement)

Two radiators, UPVC double glazed patio doors to the side elevation, serving hatch.

Kitchen 10' 11" x 12' 9" (3.32m x 3.88m)

Quartz worksurfaces, breakfast bar, inset ceramic Villeroy and Boch one and half bowl sink unit with satin style mixer tap, Bosch induction five ring hob, extractor fan, Bosch electric fan assisted oven and grill, two Velux

style windows to the side elevation, range of shaker style units to the base and eye level, mantle with beam over, inset downlights, built in cupboards, anthracite wall mounted radiator, integral fridge, integral freezer, integral washing machine, integral bin store, integral Bosch dishwasher, wood glazed door to the side elevation, radiator, loft hatch.

WC

Vanity wash hand basin with storage beneath and chrome mixer tap, lower level WC, chrome heated ladder radiator, extractor, inset downlights, pod.

First Floor

Landing

Radiator, UPVC double glazed door to the front elevation to the Balcony, staircase to the second floor. Recess with loft hatch.

Bedroom Two 14' 2" x 11' 10" (4.33m into Bay x 3.61m into wardrobe)

UPVC double glazed bay window to the front elevation, built in wardrobes, overhead storage, radiator.

Bedroom Three 10' 8" x 12' 2" (3.25m x 3.71m) (Maximum Measurement)

UPVC double glazed window to the rear elevation, built in wardrobes, dressing table, overhead storage.

Bedroom Four 13' 0" x 10' 11" (3.96m x 3.34m into Bay)

UPVC double glazed window to the front elevation, radiator, built in wardrobes, overhead storage.

Bedroom Five 8' 4" x 10' 0" (2.54m x 3.05m)

Radiator, UPVC double glazed window to the side elevation, built in wardrobes, overhead storage.

Bathroom 8' 7" x 8' 3" (2.61m x 2.52m)



UPVC double glazed window to the side and rear elevation, radiator, bidet, lower level WC, pedestal wash hand basin, panel bath, walk in shower enclosure with chrome fitment, extractor, partly tiled.

Second Floor

Games Room 18' 6" x 13' 1" (5.65m x 3.98m)

UPVC double glazed window to the side elevation, Velux style window to the rear elevation, eaves storage.

Outside

To the front gated path to the front door, hedged boundaries, well stocked borders, area laid to lawn, gated access to the side garden. To the side is an area laid to lawn, well stocked borders, hedged boundaries, feature pond with waterfall, blocked paved patio, mature plants, trees and shrubs, lighting, outside water tap, patio area. To the rear is raised borders, gravelled area, area laid to lawn, blocked paved driveway.

Double Garage 17' 2" x 19' 11" (5.23m x 6.06m)

Up and over electric door, window to both side elevations, light and power connected.





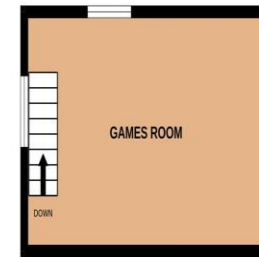
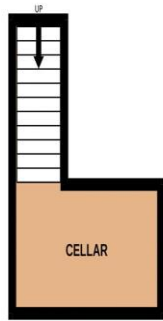


BASEMENT

GROUND FLOOR

1ST FLOOR

2ND 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.

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Directions

From our Derby Street, Leek, offices proceed out of the town on the A53 Newcastle Road passing through the village of Longsdon, upon entering the village of Endon, take the first turning right into The Village. Follow this road to the 'T' junction, turning left and the property is situated on the right hand side beyond the brook.

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