



Squirrels Hollow, Church Lane, Endon, Staffordshire Moorlands, ST9 9HF.  
Asking Price £850,000

Whittaker Est. 1930  
& Biggs

# Church Lane, Endon, Staffordshire Moorlands, ST9 9HF

Squirrels Hollow is a beautifully presented four-bedroom detached family home nestled within 0.75 acres of private gardens in the highly regarded location of Church Lane, Endon. The property is finished to an excellent standard and the current vendor has used only quality fixtures/fittings throughout, to mention is the amitco floorings, Neff appliances, quartz worksurfaces and much more!

Access to the property is through an electric gated entry, having an extensive resin driveway and triple garage with electric remote-control doors to the frontage. Mature gardens are located to the sides/rear, with a low maintenance lawn, being mainly laid to artificial grass. A separate building is located within the rear garden, which is currently utilised as a gym and can be used all year round, having air-conditioning and electric radiators.

Internally the property boasts an extensive and versatile layout, having three reception rooms, two ensuite rooms, bathroom, well equipped kitchen/utility and extensive built in storage throughout the property.

You're welcomed into the property via the hallway/study. This substantial space has been utilised as an office, with built in desk and drawers with WC and storage cupboard off. The breakfast kitchen has a good range of fitted units to the base and eye level, a range of Neff appliances which includes induction hob, combination microwave/grill and fan assisted oven. Also included is an integral fridge/freezer, dishwasher, quartz worksurfaces, upstands, sills, stainless steel 1 1/2 sink with satin mixer tap, larder cupboard and access to the utility and living room. The utility has a good range of fitted units to the base and eye level, quartz worksurfaces, stainless steel sink, inset stainless steel sink, chrome mixer tap, space for a washing machine, dryer, Worcester gas fired boiler and access to the side off the property.

Located to the rear is the living room, this light and airy space provides access to the rear garden, has cornicing, ceiling rose, dado rail and a living flame gas fire, marble surround/heath and composite style mantle. The sitting room incorporates a feature inglenook brick fireplace, with timber lintel, living flame gas fire and opens through to the dining room. The dining room has ample room for a family sized table and chairs, patio doors to the rear garden and access to the first floor.

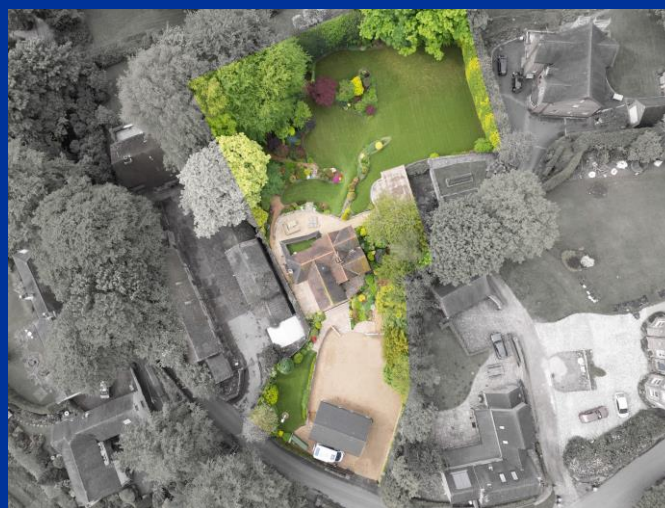
To the first floor are four well proportioned bedrooms, all incorporating fitted bedroom furniture and two having ensuite facilities. Bedroom one has an extensive range of fitted furniture, dressing table, bedside tables, air-conditioning unit and security doors. The ensuite bathroom has both jacuzzi style bath and corner shower cubicle which incorporates body jets, steam function and has a built-in audio system. Bedroom three also has an ensuite shower room and access to a balcony area. A further family bathroom suite services the other two bedrooms.

Externally to the frontage is gated access with intercom system from Church Lane. Located behind the garage is a useful parking area, ideal for storing a motorhome or boat. The triple garage is alarmed and has useful loft storage. The side and rear garden is well stocked with a timber storage shed located within the garden, ideal for storing garden equipment.

A viewing is highly recommended to appreciate this rare and exciting opportunity which is not to be missed.

## Situation

An idyllic location offering stunning views over the surrounding towns and countryside, together with the Caudon Canal just a short distance away, which provides many countryside walks. Church Lane is in the catchment for the ever-popular Endon High School and just a short distance from Endon Hall Primary and St Lukes Primary. Pubs/restaurants such as Ego and Lockside are all within a short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.



## Ground Floor

### Entrance Hall

Security door and double glazed window to the front elevation, built in office furniture, including desk, cupboards, drawers, radiator, UPVC double glazed bay window to the side elevation, Amtico flooring, inset downlights, double glazed doors into the living room, storage cupboard and cloakroom off.

### Cloakroom

Vanity unit, chrome mixer tap, storage beneath, built-in WC, traditional style radiator with towel rail, UPVC double glazed window to the front and side elevation.

### Breakfast Kitchen 16' 6" x 9' 9" (5.04m x 2.98m)

Range of fitted units to the base and eye level, Neff induction hob with stainless steel extractor, Neff combination microwave/grill, Neff fan assisted oven, integral fridge, integral freezer, integral Bosch dishwasher, quartz worksurfaces, upstands, windowsills, stainless steel inset 1 1/2 sink unit, satin mixer tap, UPVC double glaze window to the front elevation, wall mounted radiator, inset downlights, glass splashback, larder cupboard.

### Utility Room 9' 9" x 5' 9" (2.98m x 1.74m)

Range of fitted units to the base and eye level, quartz worksurfaces, inset stainless steel sink, chrome mixer tap, UPVC double glazed window to the front elevation, Worcester gas fired boiler, plumbing and space for washing machine and dryer, radiator, UPVC double glazed door and windows to the side elevation, glass splashback, inset down lights

### Sitting Room 20' 3" x 12' 3" (6.18m x 3.74m)

Amtico flooring, inglenook brick fireplace with tiled hearth, timber lintel, gas fire, UPVC double glazed windows either side, UPVC double glazed window to the front, radiator.

### Dining Room 21' 9" x 9' 2" (6.62m x 2.79m)

Amtico flooring, UPVC double glazed patio doors to the rear elevation, UPVC double glazed windows to the side elevation, radiator.

### Inner Hallway

Amtico flooring radiator, stairs to the first floor, access to the living room.

### Living Room 19' 7" x 12' 11" (5.97m x 3.94m)

Amtico flooring, fireplace with marble surround/hearth, composite mantle, living flame gas fire, two radiators, UPVC double glazed window to the side elevation, UPVC double glazed window to the

rear and side elevation, UPVC double glazed patio doors to the rear elevation, dado rail, cornicing, and ceiling rose.

## First Floor

### Landing

Loft access.

### Bedroom One 19' 6" x 12' 2" (5.95m x 3.71m)

Range of fitted wardrobes, bedside tables and drawers, radiator, dressing table with mirror, UPVC double glazed window to the rear elevation, security doors, air-conditioning unit, ensuite off.

### Ensuite Bathroom 11' 9" x 5' 8" (3.58m x 1.73m)

Corner shower with body jets, steam function, audio, vanity unit was sink with mixer tap, low-level WC, Jacuzzi style bath with integral shower with integral tap, chrome heated ladder radiator. Fully tiled, wall cabinets, UPVC double glazed window to the side, inset downlights and extractor.

### Bedroom Two 13' 5" x 13' 9" (4.09m x 4.20m) Max measurement

UPVC double glazed window to the rear, patio door to the rear onto the balcony. Radiator, two built in wardrobes, dressing table, mirror, lights overhead, storage, bedside tables, access to ensuite.

### Ensuite 9' 9" x 5' 4" (2.98m x 1.63m)

Shower cubicle, integral shower fitment, pedestal wash hand basin, low-level WC, radiator, electric shaver point UPVC double glazed window to the front elevation, tiled.

### Bedroom Three 15' 6" x 8' 4" (4.73m x 2.55m)

UPVC double glazed bay window to the front, UPVC double glazed windows to the side, radiator, built-in wardrobes and dressing table.

### Bathroom

Panel bath with integral gold shower, low-level WC, radiator, vanity unit, UPVC double glazed window to the side elevation, fully tiled.

### Bedroom Four 11' 9" x 9' 10" (3.58m x 2.99m)

Upvc double glazed window to the front elevation, window seat, fitted wardrobes, drawers, radiator, access to bedroom one.

### Externally

To the front, resin driveway, walled boundary, well-stocked borders, electric gated entry with intercom, lighting, powerpoint, water tap, triple garage. To the side, artificial grass, bin storage, well-stocked borders, Indian stone steps, patio, lighting, fenced, gated access access to the rear. To the rear, patio area, artificial lawn, well-stocked borders, hedged and fenced boundaries.



**Gym** 22' 5" x 20' 1" (6.84m x 6.11m) max measurements  
UPVC double glazed windows to the front and sides, UPVC double glazed door to the side, inset, downlights electric radiators, storage facility off, fitted wardrobe and air-conditioning unit.

**Storage Shed**  
Power and light connected, window to the side, doors to the front.

**Triple Garage** 27' 9" x 17' 7" (8.45m x 5.36m)  
Up and over electric doors, alarm, inset downlights, double glazed window to side, loft storage.

Note:  
Council Tax Band: F

EPC Rating: TBC

Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



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