



Basnetts Wood, Endon, Stoke-On-Trent, ST9 9DQ.  
Offers in the Region Of £375,000



## Basnetts Wood, Endon, ST9 9DQ.

A three bedroom detached bungalow occupying an excellent location overlooking stunning views to the rear, enhanced by the raised position. Nestled on a good side plot in the ever popular village of Endon a semi rural village in the Staffordshire Moorlands, offering excellent commuting links into The Potteries, South Cheshire and Leek. The property boasts an open plan living / dining room, modern kitchen and bathroom, ample off road parking, double garage, front and rear gardens.

You're welcomed into the property via the porch leading to the hallway. The impressive 21 ft living / dining room offers a picture window to the rear, gas fire and ample room for living/dining furniture. Within the modern kitchen are units to the base and eye level, electric oven/grill, four ring gas hob, extractor fan, stainless steel sink with drainer, integral dishwasher and stair case to the rear garden with plumbing for a washing machine.

All three bedrooms are to a good proportion with bedroom one having an ensuite WC. The bathroom comprises of a panelled bath with detachable shower head, corner shower, vanity unit and lower level WC.

Externally to the frontage is an area laid to lawn and brick herringbone driveway leading to a double garage with light and power connected. To the rear is mainly laid to stone flagging with fenced boundaries with mature trees, plants and shrubs.

Offered to the market with no upward chain.

A viewing comes highly recommended to appreciate the size, position and quality of the bungalow.

### Situation

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



### **Porch**

UPVC double glazed patio doors to the front elevation.

### **Hallway**

Wooden glazed door to the front elevation, radiator, cornicing.

**Living Room / Dining Room** 21' 4" x 15' 1" (6.50m x 4.61m)

UPVC double glazed bay window to the front elevation, UPVC double glazed picture window to the rear elevation, gas fire place set in marble, radiator, cornicing, two ceiling roses.

**Kitchen** 9' 5" x 13' 2" (2.87m x 4.02m)

UPVC double glazed window to the rear elevation, radiator, units to the base and eye level, electric oven/grill, four ring electric hob, extractor fan, stainless steel sink with drainer, integral fridge / freezer, integral dishwasher, stair case to the rear garden, plumbing for a washing machine.

**Bedroom One** 8' 10" x 15' 3" (2.68m x 4.64m)

UPVC double glazed window to the rear elevation, radiator, cornicing.

### **Ensuite**

Lower level WC, vanity wash hand basin.

### **Bathroom**

UPVC double glazed window to the rear elevation, panelled bath with detachable shower head, corner shower unit, vanity wash hand basin, lower level WC, tiled surround.

**Bedroom Two** 12' 11" x 10' 0" (3.93m x 3.04m)

UPVC double glazed window to the front elevation, radiator, cornicing.

**Bedroom Three** 8' 4" x 8' 6" (2.55m x 2.60m)

UPVC double glazed window to the front elevation, radiator, cornicing.

### **Externally**

To the frontage, brick herringbone driveway, area laid to lawn, access to the rear from both sides, hedged boundaries. To the rear mainly laid to stone flagging, water tap, mature trees, plants and shrubs.

**Garage** 16' 9" x 15' 4" (5.11m x 4.67m)

Up and over door to the front elevation, wooden glazed door to the side elevation, light and power connected.



Note:  
Council Tax Band: E

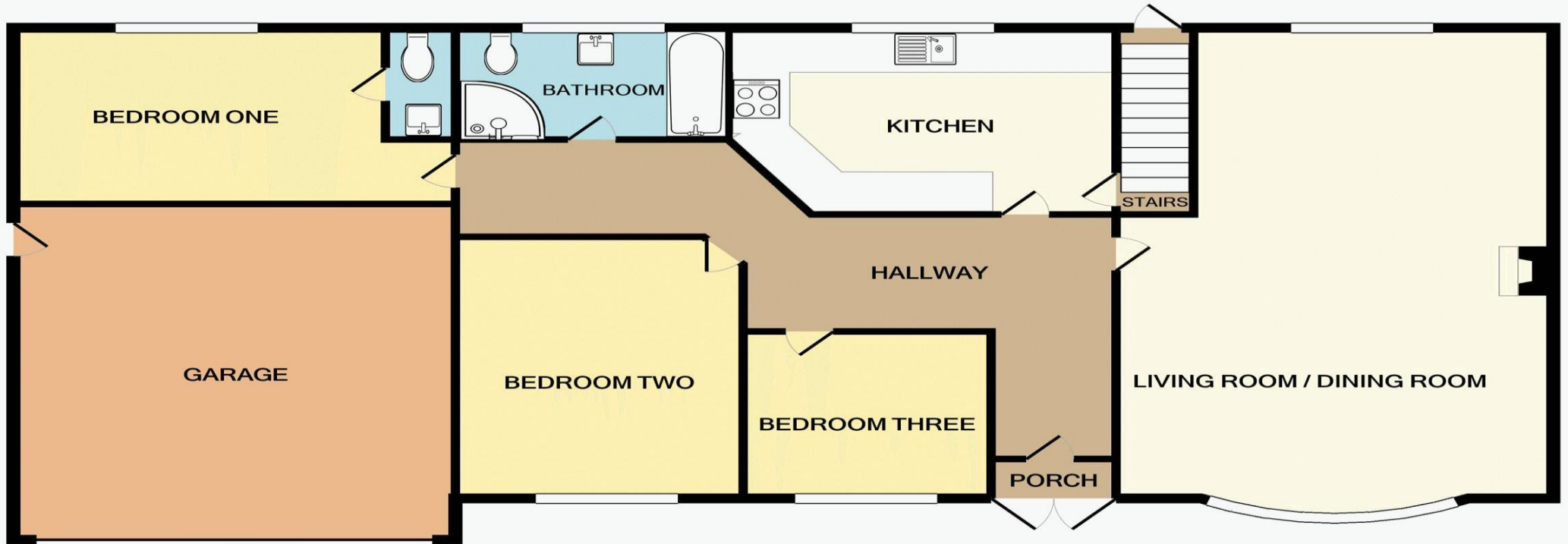
EPC Rating: D

Tenure: believed to be Freehold





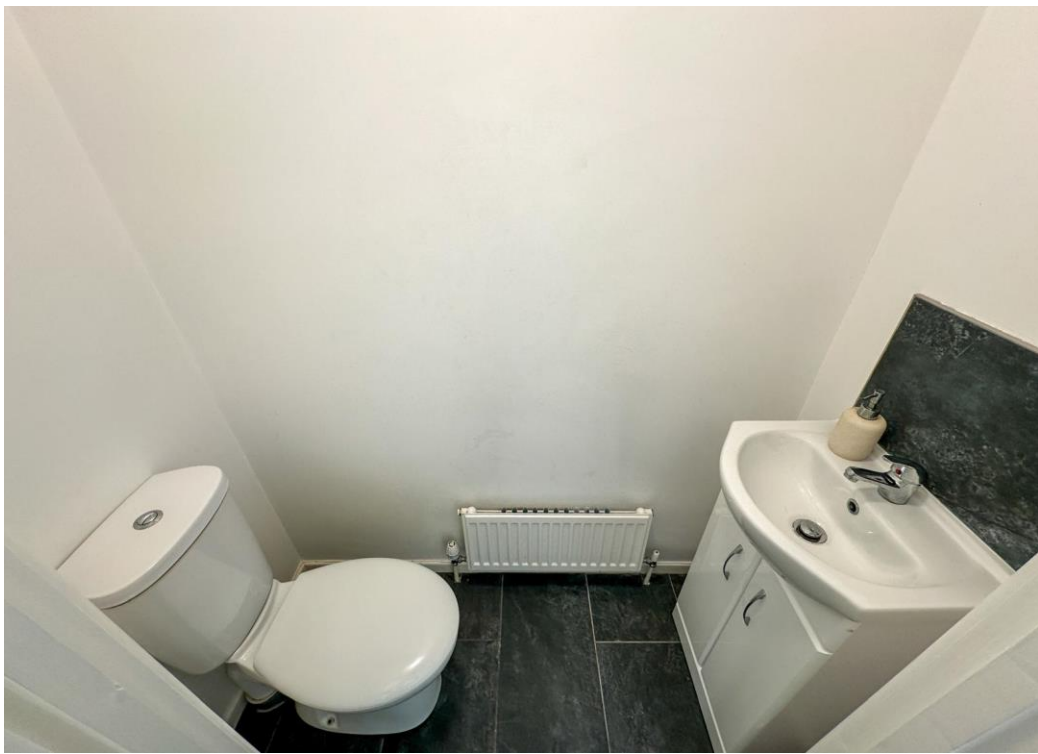




TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Leek proceed out of the town on the A53 Newcastle Road passing through the village of Longsdon. Upon reaching the village of Endon, take the left hand turning just before Endon High School into Brookfield Avenue. Follow this road to the left which becomes Hazelwood Road and then to the left again which becomes Basnetts Wood and take the first right hand turning and the property is located on the right hand side.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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