



Kent Drive, Endon, ST9 9EH.
OIRO £399,950

Whittaker & Biggs Est. 1930

Kent Drive, Endon, ST9 9EH.

This three bedroom detached family home is situated on an impressive corner plot in a private road with a large driveway suitable for a number of vehicles and is within the catchment area for all Endon schools.

You are welcomed into the property via a porch, then the hallway which houses the staircase to the first floor and under stairs storage. Next is the dual aspect dining room followed by the sitting room which has French doors that open onto the rear courtyard. Both rooms benefit from living flame gas fires with marble hearths, surrounds and wood mantels.

The breakfast kitchen has an excellent range of units to the base and eye level and plenty of workspace. Integrated appliances include a ceramic hob, Blanco extractor fan, Smeg electric fan assisted oven, Siemens dishwasher, under counter fridge and under counter freezer.

There is ample space for a table and chairs, patio doors to the rear courtyard, access to the second porch at the frontage and access to the rear hall which houses a WC and utility room. Beyond the kitchen is the family room but this could be utilised as a fourth bedroom if so desired.

Three well proportioned bedrooms can be found on the first floor, all of which are serviced by the family bathroom which consists of a corner bath, separate shower enclosure, pedestal wash hand basin and low level WC.

Externally, the frontage has a large block paved driveway, garage, area laid to lawn, mature trees and shrubs and gated access to the rear.

The fully enclosed rear courtyard is also block paved with mature shrubs. There is room to extend subject to planning and building regulation approval.

A viewing of this property is highly recommended to appreciate the plot, location and versatile living space.



Ground Floor

Entrance Porch 6' 9" x 2' 2" (2.05m x 0.66m)

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed windows to each side.

Hallway 10' 11" x 3' 1" (3.33m x 0.94m)

Wood glazed door, UPVC double glazed window to the frontage, stairs to the first floor with UPVC double glazed window to the side aspect, under stairs storage, radiator.

Dining Room 12' 11" x 12' 11" (3.94m x 3.93m)

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, living flame gas fire, marble hearth and surround, wood mantel, radiator.

Sitting Room 14' 4" x 12' 11" (4.37m x 3.93m)

UPVC double glazed French doors to the right hand side aspect, UPVC double glazed windows to each side of the French doors, UPVC double glazed window to the left hand side aspect, living flame gas fire, marble surround and hearth, wood mantel, radiator.

Kitchen/Breakfast Room 19' 8" x 10' 9" (5.99m x 3.27m)

Max measurement

UPVC double glazed window to the frontage, wood door to the frontage, UPVC double glazed patio doors to the rear, range of units to the base and eye level, integral ceramic hob, Blanco extractor fan, integral Smeg electric fan assisted oven, space for an integral microwave, integral Siemens dishwasher, integral under counter fridge, integral under counter freezer, composite sink and a half with drainer, chrome mixer tap, radiator, space for table and chairs.

Porch 9' 8" x 4' 8" (2.95m x 1.41m)

UPVC double glazed door to the frontage, 2 x UPVC double glazed windows to the front aspect, UPVC double glazed window to the side aspect.

Rear Hallway 6' 1" x 2' 9" (1.86m x 0.83m)

UPVC double glazed window to the rear, WC off, utility off.

WC 5' 3" x 2' 9" (1.60m x 0.84m)

UPVC double glazed window to the rear, low level WC, wall mounted wash hand basin, fully tiled.

Utility 5' 3" x 2' 10" (1.60m x 0.87m)

Space and plumbing for a washing machine, space for a stacked tumble dryer.

Family Room / Bedroom Four 9' 10" x 8' 4" (3.00m x 2.55m)

UPVC double glazed window to the frontage, radiator.

First Floor

Landing 12' 6" x 3' 2" (3.80m x 0.97m)

UPVC double glazed window to the frontage, loft access.

Bedroom One 13' 0" x 11' 8" (3.95m x 3.56m)

UPVC double glazed window to the side aspect, built in storage cupboard, radiator.

Bedroom Two 12' 11" x 12' 0" (3.94m x 3.65m)

UPVC double glazed window to the side aspect, built in wardrobes and cupboard, radiator.

Bedroom Three 7' 7" x 9' 3" (2.30m x 2.82m)

2 x UPVC double glazed window to the frontage, built in wardrobe and over bed cupboard, radiator.

Bathroom 9' 2" x 6' 5" (2.80m x 1.95m)

UPVC double glazed window to the side aspect, corner bath, gold tap, separate shower enclosure, chrome wall mounted taps and shower head, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, shaver point, fully tiled.



Loft

Part boarded, pull-down-ladder, light.

Externally

To the frontage, block paved driveway, integral garage, area laid to lawn, well stocked borders, gated access to the rear. To the rear, block paved patio, fence boundary, well stocked borders.

Garage

Metal up-and-over door, UPVC double glazed window to the rear, power and light, housing the wall mounted Worcester gas fired combi boiler.

Note:

Council Tax Band: E

EPC Rating: D

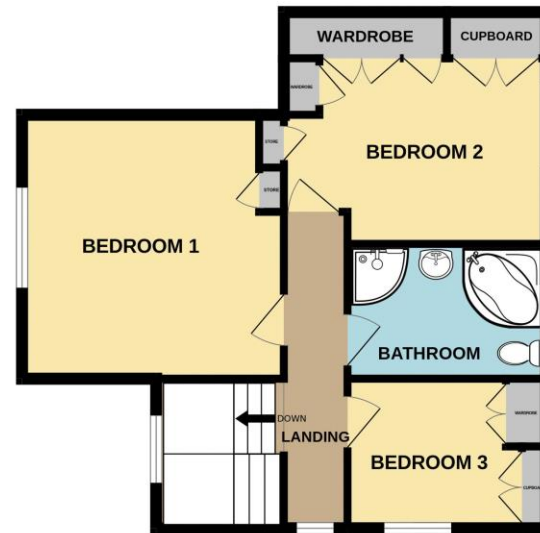
Tenure: Believed to be Freehold



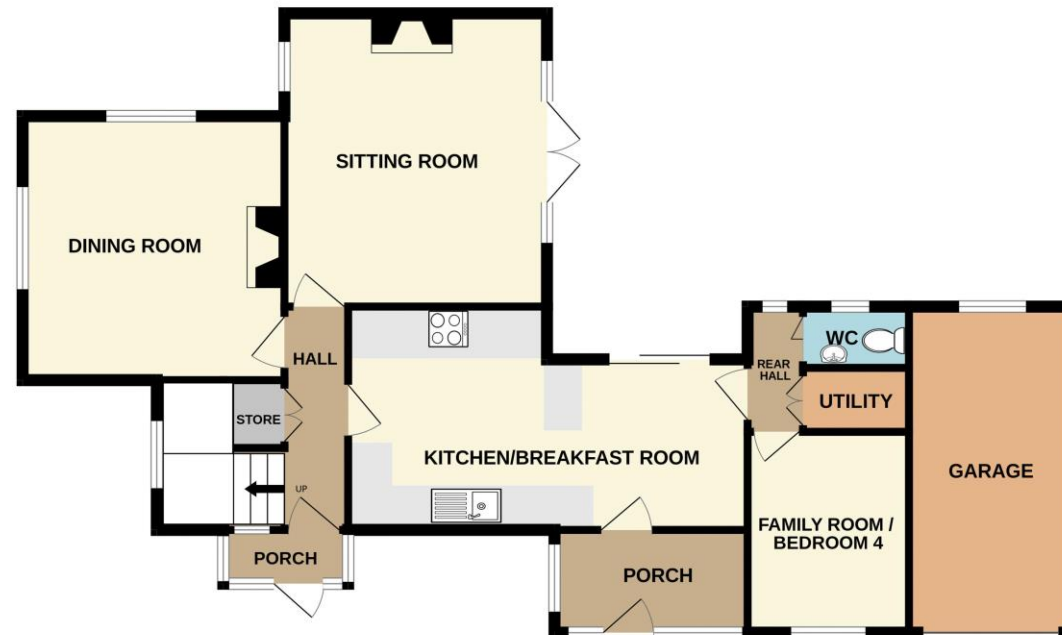




1ST FLOOR



GROUND FLOOR





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, after passing Endon High School, take the fifth turning right into Kent Drive, where the property is situated on the left hand side, identifiable by our for sale board.

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.

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