



Brook Close, Endon, ST9 9HB.
OIRO £350,000



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Whittaker & Biggs are pleased to offer to the market this four bedroom semi-detached property which is situated at the head of a cul-de-sac in a sought after location.

The property is comprised of a sitting room, kitchen diner, utility room, WC and bedroom to the ground floor, whilst to the first floor there are three well-proportioned bedrooms and a family bathroom.

The kitchen diner has French doors to the rear garden and a utility room and WC off.

A contemporary white suite with separate shower enclosure can be found in the bathroom.

Externally, the rear garden is mainly laid to lawn with a paved patio, mature trees and shrubs and a timber playhouse tower as well as two sheds.

To the frontage is a tarmac driveway suitable for several vehicles and gated access to the rear.

A viewing is highly recommended to appreciate this home's plot, versatile living space and cul-de-sac location.



Ground Floor

Porch 7' 1" x 5' 9" (2.17m x 1.75m)

UPVC double glazed door to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, tiled floor.

Hallway 12' 6" x 6' 10" (3.81m x 2.09m)

Max measurement

UPVC double glazed door to the frontage with side light window, stairs to the first floor, radiator, inset ceiling spotlights.

Sitting / Dining Room 23' 11" x 10' 10" (7.29m x 3.29m)

Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed window to the rear, living flame gas fire, marble hearth and surround, wood mantel, 2 x radiators.

Kitchen Diner 17' 7" x 10' 11" (5.36m x 3.33m)

Max measurement

UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, units to the base and eye level, integral CDA four ring gas hob, integral CDA electric fan assisted oven, integral AEG dishwasher, composite sink and a half with drainer, chrome mixer tap, space for a table and chairs, under stairs storage, radiator.

Utility room 8' 5" x 5' 10" (2.57m x 1.79m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, wall units, worktop, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding fridge freezer.

WC 7' 7" x 3' 3" (2.31m x 1.00m)

UPVC double glazed window to the side aspect, low level WC, vanity wash hand basin, chrome mixer tap, radiator.

Bedroom Four 11' 0" x 7' 7" (3.36m x 2.32m)

UPVC double glazed window to the frontage, radiator.

First Floor

Landing

UPVC double glazed window to the side aspect, inset ceiling spotlights, loft access.

Bedroom One 11' 11" x 10' 10" (3.64m x 3.29m)

UPVC double glazed window to the rear, fitted wardrobes, radiator, inset ceiling spotlights.

Bedroom Two 11' 6" x 10' 4" (3.51m x 3.15m)

Max measurement

UPVC double glazed window to the frontage, fitted wardrobes, built in cupboard, radiator, inset ceiling spotlights.

Bedroom Three 8' 5" x 8' 5" (2.57m x 2.57m)

UPVC double glazed window to the frontage, built in wardrobe, inset ceiling spotlights, radiator.

Bathroom

UPVC double glazed window to the side aspect, panel bath, chrome taps, shower enclosure, chrome fittings, low level WC, vanity wash hand basin, chrome mixer tap, chrome ladder radiator, extractor fan, fully tiled.

Loft

Housing the combi boiler, boarded, pull-down-ladder, light.

Externally

To the frontage, tarmac drive, hedge and wall boundary, gated access to the rear.

To the rear, paved patio, area laid to lawn, mature trees and shrubs, fence boundary, timber playhouse tower, timber shed, concrete shed.



Note:

Council Tax Band: C

EPC Rating: TBC

Tenure: Freehold







GROUND FLOOR



1ST 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, then take the next left into Brookside Drive, then turn left again into Brook Close where the property is located at the head of the cul-de-sac.

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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