



Railway Court, Stoke-On-Trent, ST9 9ET.
£400,000

Whittaker
& Biggs

Est. 1930

Railway Court, Stoke-On-Trent, ST9 9ET.

This stunning four bedroom detached family home has been tastefully renovated and extended to an exceptional standard throughout and is located in a quiet cul de sac location and within walking distance of the Endon Schools. The property now boasts a 19ft open plan kitchen/living/dining room space, with a no expense spared approach to the fixtures and fittings. To mention is the quartz worksurfaces/breakfast bar, underfloor heating which continues into the hallway, Quooker boiling hot water tap, wine chiller, integrated AEG dishwasher and Smeg extractor. This approach to high specification continues throughout the house, with an electric garage door, EV charger, app controlled electric fireplace with marble style surround, Vaillant gas fired boiler, a contemporary bathroom suite, well equipped ensuite bathroom and utility room which has matching units to the kitchen. You're welcomed into the property via the entrance hallway, with underfloor heating, access to a useful WC and stairs to the first floor. The sitting room is located to the front of the property and has bay fronted window, electric app controlled fireplace nestled within a marble style surround. The impressive open plan kitchen/living/dining room area is located to the rear, a light and airy space with Velux style windows and patio doors leading out onto the rear garden. The kitchen is specified to a high standard with the breakfast bar being a real focal point to the room. The room also has ample space for both living and dining room furniture. Located off is the laundry with space/plumbing for a washing machine and dryer. The utility room has navy blue units fitted to the base and eye level, stainless steel sink and access to the rear garden. To the first floor the landing provides access to four well proportioned bedrooms and the family bathroom. Bedroom one has an ensuite bathroom which incorporates a panel bath with integral shower fitment over, pedestal wash hand basin and low level WC. The family bathroom is a delight, with its quality fitments which include a panel bath, with chrome shower over, vanity wash hand basin with storage, built in cistern and traditional chrome towel radiator. Externally to the front is a block paved driveway providing off street parking for two vehicles, access to the garage which has power and light and houses the gas fired Vaillant boiler. The rear garden can be accessed from the side of the property and this enclosed space is ideal for families with an area laid to lawn, patio and well stocked borders. A viewing is highly recommended to appreciate this homes specification, location, spacious layout and much more!



Ground Floor

Hallway 12' 10" x 6' 0" (3.92m x 1.83m) Max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the frontage, stairs to the first floor, under floor heating, inset ceiling spotlights, WC off.

WC 4' 9" x 2' 9" (1.46m x 0.83m)

Low level WC, corner wall mounted wash hand basin, chrome mixer tap, radiator, extractor fan.

Sitting Room 13' 11" x 11' 0" (4.25m x 3.36m)

UPVC double glazed bay window to the frontage, electric fire with marble style surround and hearth (powered by a smart app), vintage style radiator.

Kitchen/Dining/Living 19' 5" x 17' 7" (5.93m x 5.36m)

UPVC double glazed French doors with sidelight to the rear, UPVC double glazed window to the rear, 3 x Velux skylights, units to the base and eye level, island unit, quartz worktops, undermount stainless steel sink and a half, chrome Quooker boiling water tap, integral AEG dishwasher, Smeg extractor hood, space for a range cooker (existing range cooker not included), space for an American style fridge freezer, integral wine cooler, inset ceiling spotlights, under floor heating.

Utility Room 7' 9" x 5' 9" (2.37m x 1.76m)

UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, vertical column radiator.

Laundry 8' 8" x 4' 9" (2.63m x 1.46m)

UPVC double glazed window to the side aspect, space and plumbing for a washing machine, space for a stacked tumble dryer.

Garage 12' 10" x 7' 9" (3.91m x 2.36m)

Electric roller door, power and light, housing the wall mounted gas fired Vaillant combi boiler.

First Floor

Landing 6' 9" x 6' 6" (2.06m x 1.98m) Max measurement

Loft hatch.

Bedroom One 14' 0" x 12' 8" (4.27m x 3.85m) Max measurement

UPVC double glazed window to the frontage, radiator.

En-suite 8' 0" x 6' 5" (2.45m x 1.95m)

UPVC double glazed window to the frontage, panel bath, chrome mixer tap, shower over, chrome fittings, glass shower screen, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, shaver point, inset ceiling spotlights, extractor fan, airing cupboard.

Bedroom Two 11' 4" x 10' 6" (3.45m x 3.19m)

UPVC double glazed window to the rear radiator.

Bedroom Three 8' 1" x 7' 10" (2.46m x 2.38m)

UPVC double glazed window to the rear, radiator.

Bedroom Four 11' 5" x 7' 10" (3.48m x 2.39m)

UPVC double glazed window to the frontage, radiator.

Bathroom 8' 0" x 6' 9" (2.43m x 2.06m) Max measurement

UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower over, rainfall shower head, glass shower screen, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, vintage style radiator, part tiled, inset ceiling spotlights.



Loft

Part boarded, pull-down-ladder, light.

Externally

To the frontage, block paved driveway suitable for two vehicles, area laid to gravel. To the rear, paved patio, area laid to lawn, well stocked border, fence boundary.

Situation

A convenient and sought after location offering canal and countryside walks. The property is in the catchment and within close proximity to the ever popular Endon High School, Endon Hall Primary and St Lukes CE Academy. Pubs/restaurants such as Ego and the The Travellers Rest are all within a short distance. Easy commuting to the Potteries, Leek and Congleton and access to the Motorway Network.

Note:

Council Tax Band: D

EPC Rating:

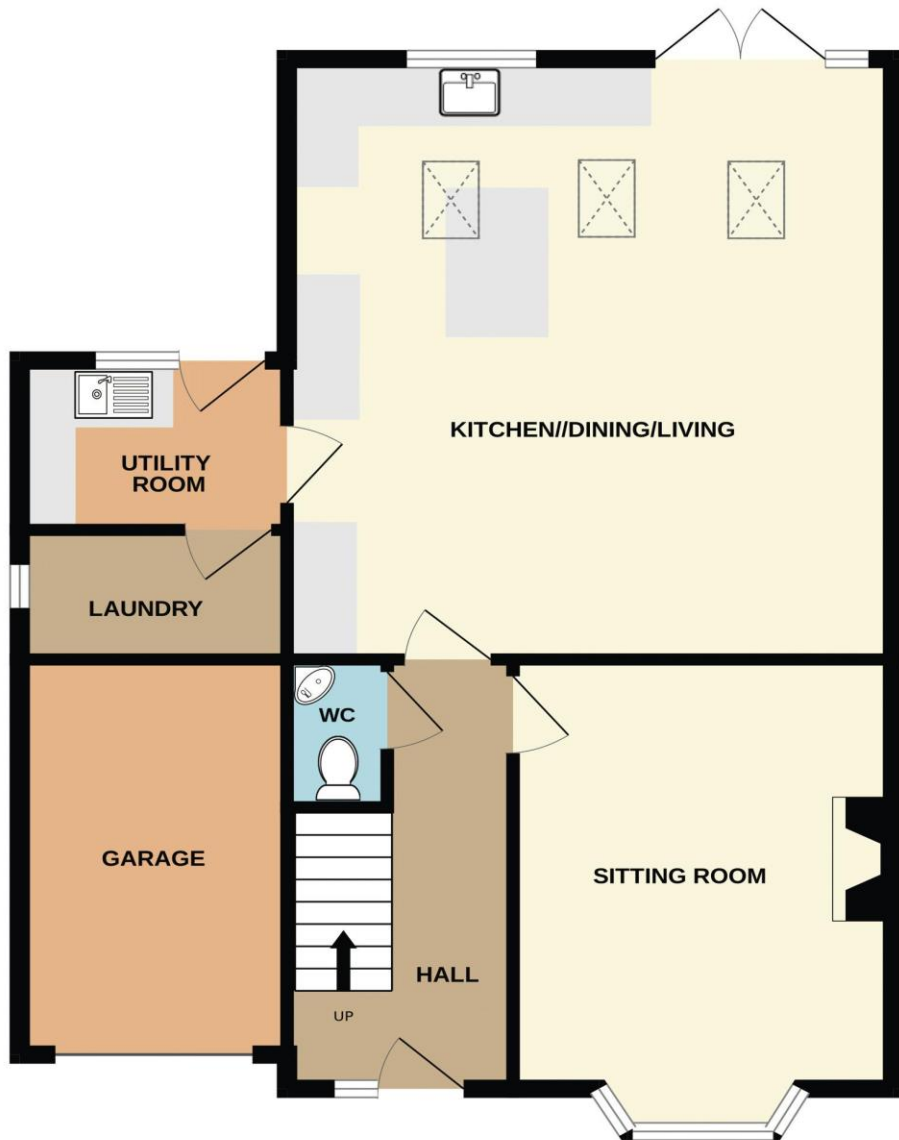
Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed out of the town on the A53 Newcastle Road. Passing through the village of Longsdon and upon entering the village of Endon, after passing the Plough Inn public house on the right hand side, take the second turning left into Station Road and first turning left into Railway Court, where the property is situated 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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