



Hillswood Drive, Endon, Staffordshire Moorlands, ST9 9BL.  
Offers in Excess Of £430,000

Whittaker  
& Biggs Est. 1930



# Hillswood Drive, Endon, Staffordshire Moorlands, ST9 9BL.

This stunning three-bedroom detached family home has been renovated to a high specification throughout. The property is nestled on a substantial plot, in the highly regarded location of Hillswood Drive, which is within walking distance of Endon High School, St Lukes CE Academy and Endon Hall Primary School.

The property has been extended to the ground floor, to create a contemporary open plan kitchen/dining room, which has a high specification navy blue kitchen, with quartz worksurfaces, including breakfast island, bi-fold doors onto the garden and ample space for a dining table and chairs. From the kitchen is a useful utility room with matching units, sink and space for a washing machine. The L-shaped living room is again a generous size with ample room for both living and dining furniture. Located from the hallway is a useful WC room with modern low-level WC and pedestal wash hand basin.

The property has three generous bedrooms to the first floor and a well-equipped family bathroom. The bathroom incorporates a free-standing bath with integral tap, shower cubicle with integral chrome fitment, vanity sink unit and low-level WC.

Externally to the front is a tarmac driveway with area laid to lawn, fenced boundary, access to either side and garage store. The garage store has double doors, power, light and houses the Worcester gas fired boiler. The rear garden is laid to composite decking, Indian stone patios, pergola, fenced boundary, area laid to lawn with well stocked borders.

A viewing is highly recommended to appreciate this home location, plot size, quality finish and spacious layout.

## 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.





### Entrance Hallway

Composite double glazed door to the front elevation with full length handle, anthracite radiator, stairs to the first floor, UPVC double glazed window to the front elevation.

### WC 6' 1" x 6' 0" (1.85m x 1.82m)

Lower level WC, wall mounted sink unit with storage beneath, two UPVC double glazed windows to the front elevation, extractor fan.

### Living Room 16' 10" x 19' 0" (5.14m x 5.78m)

(Maximum Measurement)

Oak veneer plank flooring, wall mounted anthracite radiator, UPVC double glazed window to the front elevation, UPVC double glazed window to the rear elevation.

### Dining Room 18' 11" x 10' 3" (5.76m x 3.13m)

Bi-folding double glazed door to the rear elevation with built in blinds, UPVC double glazed window to the side elevation, tiled floor, inset down lights, anthracite wall mounted radiator.

### Kitchen (9' 11" x 6' 9" (3.02m x 2.06m)

Range of navy blue units with gold handles to the base and eye level, Quartz work surfaces, one and half bowl sink unit with mixer tap, Herringbone tiling, Bosch electric fan assisted oven and grill, breakfast island with Quartz work surfaces with storage beneath, integrated Beko dishwasher, Bosch five ring gas hob with extractor fan, integral fridge, integral freezer, tiled floor, double glazed Lantern, inset downlights, anthracite wall mounted radiator.

### Utility Room 6' 2" x 8' 9" (1.87m x 2.67m)

Matching navy blue units to base and eye level, gold handles, stainless steel sink with chrome mixer tap, plumbing for washing machine, space for dryer, tiled

splashbacks, UPVC double glazed door and window to the side elevation.

### First Floor

#### Landing

UPVC double glazed window to the front elevation.

#### Bedroom One 16' 11" x 10' 0" (5.15m x 3.06m)

UPVC double glazed window to the front and rear elevation, radiator.

#### Bedroom Two 8' 3" x 12' 5" (2.51m x 3.79m)

UPVC double glazed window to the rear elevation, radiator.

#### Bedroom Three 10' 5" x 6' 11" (3.18m x 2.12m)

UPVC double glazed window to the rear elevation, radiator.

#### Bathroom 8' 4" x 7' 9" (2.55m x 2.37m)

Vanity sink unit with storage beneath and chrome mixer tap, freestanding bath with integral chrome fitment, lower level WC, walk in shower enclosure with integral shower fitment, UPVC double glazed window to the side elevation, anthracite wall mounted radiator, partly tiled, built in shelving, shaver point, extractor fan, inset downlights.

#### Outside

To the front is tarmacadam driveway, area laid to lawn, fenced boundary, well stocked, courtesy lighting, gated access to the side elevation. Access to the Garage Store. To the rear is composite decking, area laid to lawn, Indian stone patio, fenced boundary, well stocked borders, access to either sides of property, wooden Pergola, timber shed.



**Garage Store 9' 3" x 9' 0" (2.82m x 2.75m)**

Double doors, power and light connected, housing gas fired Worcester combi boiler.











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.  
Made with Metropix ©2025





## 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 third turning right into Hillwood Drive 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.

45-49 Derby Street  
Leek  
Staffordshire  
ST136HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Est. 1930  
**Whittaker  
& Biggs**