



Endon Road, Norton Green, ST6 8PF.  
£360,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

# Endon Road,

Norton Green, ST6 8PF.

Located within a sought-after non estate Village location of Norton Green straddling the neighbouring village of Brown Edge.

This individual home has been extended and converted to create a fantastic sized home with accommodation over two floors that is extremely versatile. The extended accommodation includes an impressive sized open plan lounge and combined dining room measuring 7.65m x 4.63m. This is in addition to the equally spacious & impressive dining kitchen, which also measures 8.12 m x 3.04m. The extra reception room offers an alternative use as a ground floor fourth bedroom, home office or playroom. However, there is also an integral converted exterior store, which also offers use as a home office or games room.

The kitchen is well equipped with luxurious touches such as granite worktops and quality units.

The entirety of the house exudes quality including upgrades such as woodwork, quality flooring, high end fitments and solid wood floors. You can certainly tell this home was renovated with a no expense spared approach. The main lounge combines a dining and living space enhanced via a multi-fuel stove and UPVC patio doors. For convenience there is a ground floor cloaks. The first floor has three double bedrooms with the master having an incorporated dressing area. The spacious family bathroom also has an air of luxury with a multi-jet steam shower and separate whirlpool bath. Externally there are private low maintenance rear gardens, laid to Indian stone paving with established hedges creating an excellent degree of privacy. The front provides an attractive frontage, with an artificial lawned garden, plus an extensive driveway, providing ample off-road parking, as well as parking for a caravan or motorhome.

Well placed for local schools, open greenery with all the allure of living in a semi-rural location, this uniquely extended home must be viewed to fully appreciate.



### Entrance Hall

Having oak effect laminate flooring, radiator, UPVC double glazed front entrance door with obscured glazed panel. Stairs off to first floor landing.

### Ground Floor Cloaks

Having a low level WC, wash hand basin set in vanity storage unit. White heated radiator. Continuous oak effect laminate flooring, extractor fan.

### Open Plan Lounge Diner 25' 1" x 15' 2" (7.65m x 4.63m)

Having oak flooring, coving to ceiling, radiator, UPVC double glazed French doors with full length glaze panels and matching side panels. Incorporating dining and living area. Feature fireplace having a stove effect gas fire. Timber surround set upon a granite hearth.

### Extended Open Plan Dining Kitchen 26' 8" x 10' 0" (8.12m x 3.04m) extending to 3.62

Having a range of oak effect wall mounted cupboards and base units with luxury black granite work surfaces incorporating a white ceramic Belfast sink with deck mounted brushed chrome mixer tap. Built in recess for fridge freezer incorporating a wine rack. Glazed display cabinets with inset lighting & feature pelmet lighting. Space for a Range style cooker with a double width black mat extractor fan and black gloss glass splashback. Featuring integral appliances including dishwasher, and freezer. Plumbing for washing machine and space for dryer. Granite tiled floor, radiators, UPVC double glazed window to the front aspect. Defined dining and living area having radiator and UPVC double glazed French doors with full length glazed panels and matching side panels giving access out onto the private rear garden.

### Ground Floor Bedroom/ Office 12' 9" x 8' 0" (3.88m x 2.43m)

Having UPVC double window to the front aspect, coving to ceiling, and radiator.

### Family Bathroom 10' 8" x 10' 7" (3.25m x 3.22m)

Having a panelled bath with multi jet system and central mixer telephone style shower attachment. Fully enclosed luxurious steam shower cubicle with multi jet system, shower, steam & lighting. Extractor fan to ceiling, pedestal wash hand basin, low level WC, travertine tiled walls, travertine tiled floor. Radiator, chrome heated towel radiator, recessed LED lighting to ceiling, UPVC double glazed obscure window to the rear aspect, built-in storage cupboard.

### Bedroom One 25' 2" x 10' 4" (7.67m x 3.16m)

Having a defined dressing area. UPVC Double glazed window to the rear aspect with partial views on the horizon. Exposed beams and radiator.

### Bedroom Two 10' 11" x 10' 4" (3.34m x 3.14m)

Having UPVC double glazed window to the front aspect, built in storage to eaves, exposed beams, and radiator.

### Bedroom Three 10' 6" x 10' 6" (3.21m x 3.20m)

Having UPVC double glazed window to the front aspect, built in storage cupboard, two eaves, radiator, and exposed beams to ceiling.

### Dressing Room 7' 9" x 6' 11" (2.35m x 2.10m)

Potential to create a fourth bedroom. Featuring exposed beams to the ceiling and radiator.

### External Store 14' 1" x 4' 4" (4.28m x 1.33m)

Having double UPVC opening doors with abscond glazed panelling. Electric light and power and radiator.

### Front Driveway

Allows off road parking for vehicles with space for a caravan or motorhome.

### Rear Garden

Laid to paving for ease of maintenance.

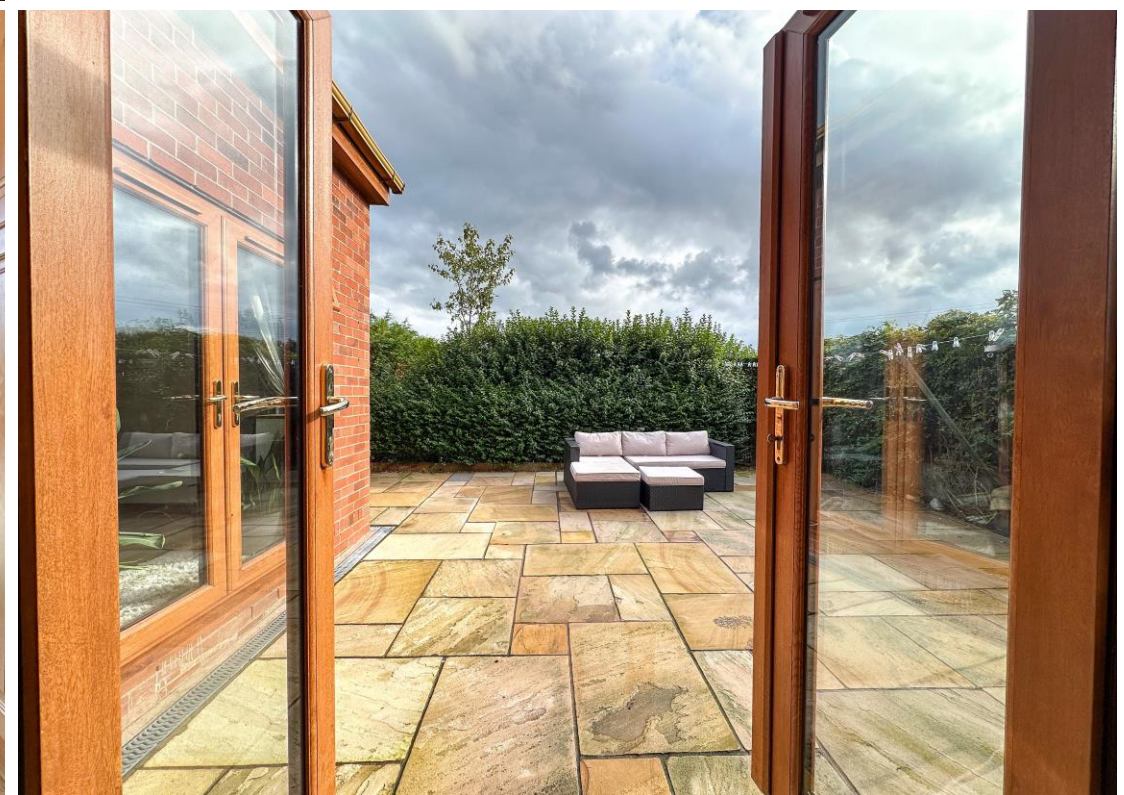
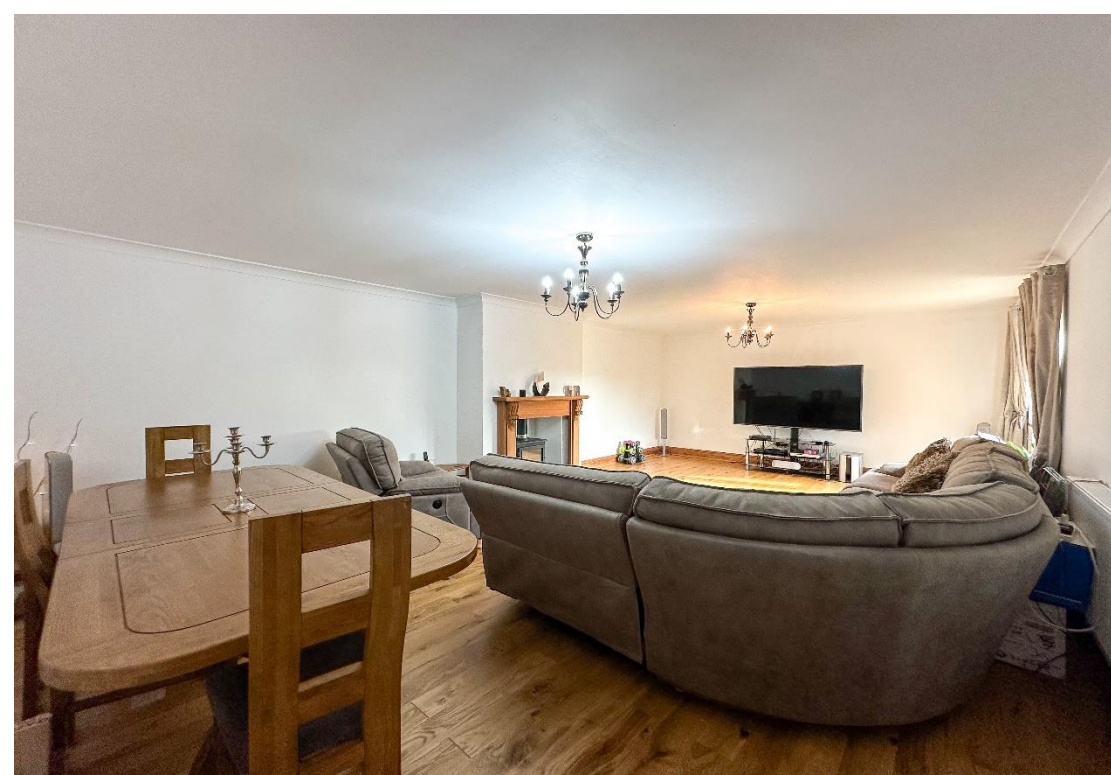


Note:  
Council Tax Band: Band C

EPC Rating: Band C

Tenure: believed to be Freehold

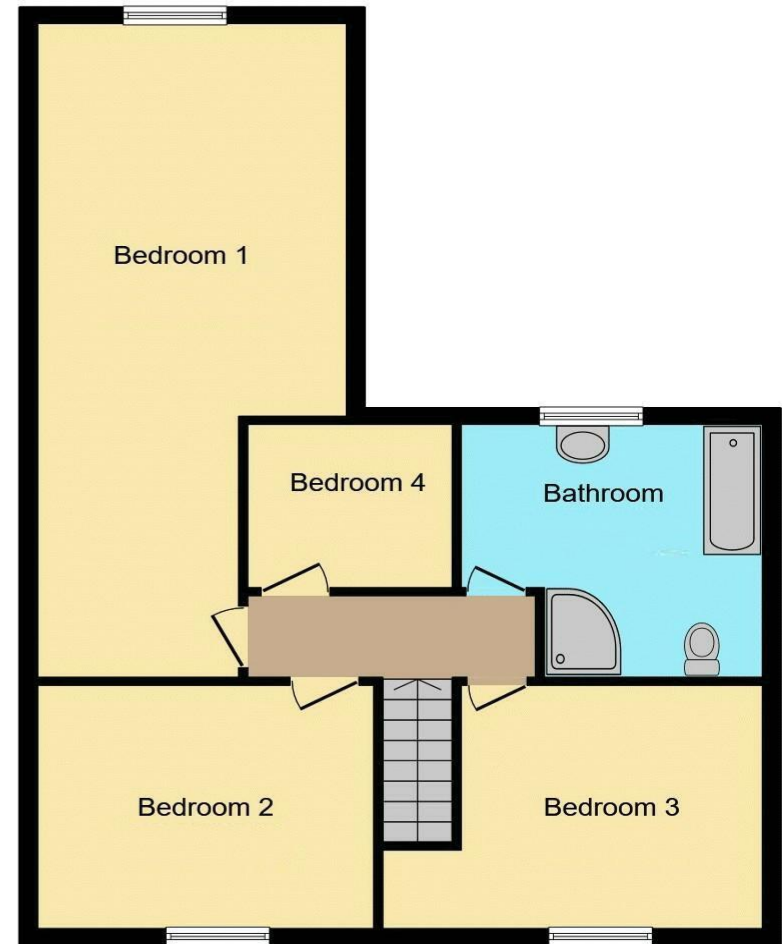








**Ground Floor**



**First Floor**

Total floor area 157.4 sq.m. (1,695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)



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34 High Street Biddulph Stoke-On-Trent Staffordshire ST8  
6AP  
T: 01782 522117  
E: [biddulph@whittakerandbiggs.co.uk](mailto:biddulph@whittakerandbiggs.co.uk)

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

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