



Clay Lake, Stoke On Trent, ST9 9DE
Offers In Excess Of £575,000 Freehold


MARTIN&CO

Clay Lake, Endon

4 Bedrooms, 2 Bathroom

Offers In Excess Of £575,000

- Superb Detached Property
- Much Sought After Location
- Four Bedrooms, Two Bathrooms
- Ample Driveway Parking & Double Garage
- Beautifully Presented | Throughout
- Manicured Garden
- Tenure - Freehold

ENTRANCE HALL A welcoming entrance having staircase leading up to first floor with storage under, wood flooring, double glazed window to the front elevation.

WC White suite comprising; low level WC and hand wash basin set in vanity unit, double glazed window to the front elevation, radiator.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

LOUNGE 21' 5" x 11' 11" (6.54m x 3.65m) A spacious and light reception room having dual aspect double glazed windows to the front and rear elevations with a multi fuel fire being the focal point of the room with exposed brick surround tiled hearth, two radiators.

DINING ROOM 11' 9" x 10' 4" (3.59m x 3.15m) Double door opening into the lounge, open plan with garden room, radiator.

GARDEN ROOM 8' 1" x 8' 7" (2.47m x 2.64m) UPVC framed with brick dwarf wall enjoying views over the rear garden, radiator.

BREAKFAST KITCHEN 17' 6" x 10' 5" (5.35m x 3.19m) Fitted with an extensive range of shaker style wall and base units with granite work surfaces, gas fired AGA, patio doors to the rear elevation giving access to the rear garden, double glazed window to the rear elevation.

UTILITY 9' 8" x 7' 0" (2.96m x 2.14m) Fitted with base units with granite worksurface over which incorporates a 'Belfast' sink, door giving access to the side of the property, double glazed window to the side elevation, built in storage cupboard.

GALLERIED LANDING Having double glazed window to the front elevation.

BEDROOM ONE 13' 3" x 12' 0" (4.06m x 3.67m) Double glazed window to the rear elevation, radiator.

ENSUITE 6' 7" x 6' 0" (2.02m x 1.85m) White suite comprising; low level WC, hand wash basin set in vanity unit and corner shower unit, double glazed window to the rear elevation, heated towel rail.

BEDROOM TWO 15' 8" x 10' 5" (4.78m x 3.18m) Having built in wardrobes and a range of fitted bedroom furniture including additional wardrobes, dressing table and drawers, double glazed window to

the rear elevation, radiator.

BEDROOM THREE 11' 11" x 7' 10" (3.64m x 2.41m) Double glazed window to the front elevation, door to galleried landing, radiator.

BEDROOM FOUR 11' 0" x 8' 6" (3.36m x 2.60m) Having built in wardrobe, double glazed window to the front elevation, radiator.

BATHROOM 8' 3" x 6' 1" (2.52m x 1.86m) White suite comprising; low level WC, pedestal hand wash basin and bath with shower over, double glazed window to the rear elevation, heated towel rail.

EXTERNAL The property is accessed via a sweeping tarmac driveway which provides off road parking for several vehicles and which leads up to a double attached garage with up and over door. A lawned garden lies adjacent to the driveway with established planting borders. The rear garden is beautifully landscaped with Indian stone paved patio, raised



manicured lawn, beautifully matured hedges and borders and a brick decked seating area.





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.

Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH
T: 01782 262880 • E: stokeontrent@martinco.com

01782 262880

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.