



## Willow Cottage Gratton Lane, Endon, Stoke-On-Trent, Staffordshire,

Asking Price £580,000

- Detached property
- Recently renovated
- Under floor heating
- 4 bedrooms
- Views to the side aspect
- Driveway with detached garage
- Large kitchen dining room
- En-suite shower room
- Additional garden land purchased to the northern boundary

# Willow Cottage Gratton Lane, Stoke-On-Trent ST9 9AA

This charming property has returned to the market and now offers an exciting added benefit: extended garden grounds. The additional outdoor space greatly enhances the appeal of the home, providing extra room for relaxation, entertaining, or landscaping potential. With its generous plot and newly expanded gardens, the property represents an excellent opportunity for buyers seeking both comfort and outdoor living in a desirable setting.

The four bedroom detached cottage has been recently renovated in the much sought after area of Endon village. Living space is comprised of a hall, playroom, open plan kitchen dining room, utility/WC, sitting room and study to the ground floor.

To the first floor are four bedrooms, with the principal having an en-suite shower room, and a family bathroom that includes both a large walk in shower and a freestanding bath.

The open plan kitchen diner benefits from bi-fold doors, large picture windows as well as a total of five Velux skylights. Taking centre stage is an island unit complete with a solid oak worktop and an integral Smeg range cooker. The base units have been fitted with composite worktops and include an integral sink with boiling water tap and an integral Beko dishwasher.



Council Tax Band: E



## **Ground Floor**

### **Hall**

7'8" x 6'0"

Composite double glazed door to the frontage, tiled floor, vintage style radiator, stairs to the first floor, built in storage.

### **Playroom**

14'0" x 9'1" max measurement

Wood double glazed window to the frontage, wood double glazed window to the side aspect, vertical column radiator, viewing/serving hatch into the kitchen.

### **Kitchen**

16'7" x 14'2" max measurement

Aluminium double glazed picture window to the rear, 2 x Velux skylights, base units with composite worktops and integrated sink and a half, brushed brass mixer tap with boiling water function, island unit with solid oak worktop, integral Smeg induction and electric range cooker, integral Beko dishwasher, space for an American style fridge freezer with surrounding storage, inset ceiling spotlights, pendant lights, wall lights, under floor heating, microcement flooring.

### **Dining Area**

12'0" x 9'1"

Aluminium bi-fold doors to the rear, aluminium double glazed picture window to the right and left side aspects, 3 x Velux skylights, under floor heating, microcement flooring, inset ceiling spotlights, space for a dining table and chairs.

### **Utility/WC**

UPVC double glazed window to the side aspect, concealed cistern low level WC, ceramic butlers sink, chrome mixer tap, space and plumbing for a washing machine,

space for a tumble dryer, built in storage, housing the wall mounted gas fired Baxi combi boiler, under floor heating.

### **Sitting Room**

15'1" x 14'2"

UPVC double glazed bay window to the rear with window seat, UPVC double glazed window to the side aspect, open fire with tiled hearth and cast iron surround, wood floor, vertical column radiator.

### **Study**

12'2" x 10'5"

UPVC double glazed window to the side aspect, log burner with slate hearth, vertical column radiator, built in book shelves.

## **First Floor**

### **Bedroom One**

14'2" x 11'6"

UPVC double glazed sash window to the side aspect, UPVC double glazed window to the rear, fitted wardrobes, vertical column radiator, wood floor, en-suite off.

### **En-suite**

2'7" x 11'6"

UPVC double glazed window to the frontage, open shower with brass fittings, rainfall shower head, vanity wash hand basin, brass mixer tap, concealed cistern low level WC, inset ceiling spotlights, extractor fan, under floor heating.

### **Bedroom Two**

15'1" x 10'11"

UPVC double glazed sash window to the rear, ornamental cast iron fireplace, vertical column radiator, wood floor, loft hatch.

### **Bedroom Three**

11'10" x 10'5"

UPVC double glazed window to the side aspect, ornamental cast iron fireplace, vintage style radiator.

### **Bedroom Four**

10'5" x 6'9"

UPVC double glazed sash window to the rear, vintage style radiator, wood floor.

### **Bathroom**

10'7" x 6'2"

UPVC double glazed window to the frontage, shower enclosure, chrome fitments, rainfall shower head, freestanding bath with floor mounted chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, vintage style radiator, window to the staircase, panelled walls.

### **Externally**

To the frontage, block paved driveway, detached garage, gated access to the rear, wall and hedge boundary, Pod Point EC charger.

To the rear, area laid to lawn, Indian stone paved patio, gravel area, hedge boundary, mature trees and shrubs.

"Please note that the far northern boundary of the property is currently undefined. Formal confirmation and marking of this boundary will be provided in due course. Prospective purchasers are advised to take this into consideration when assessing the extent of the land."

### **Garage**

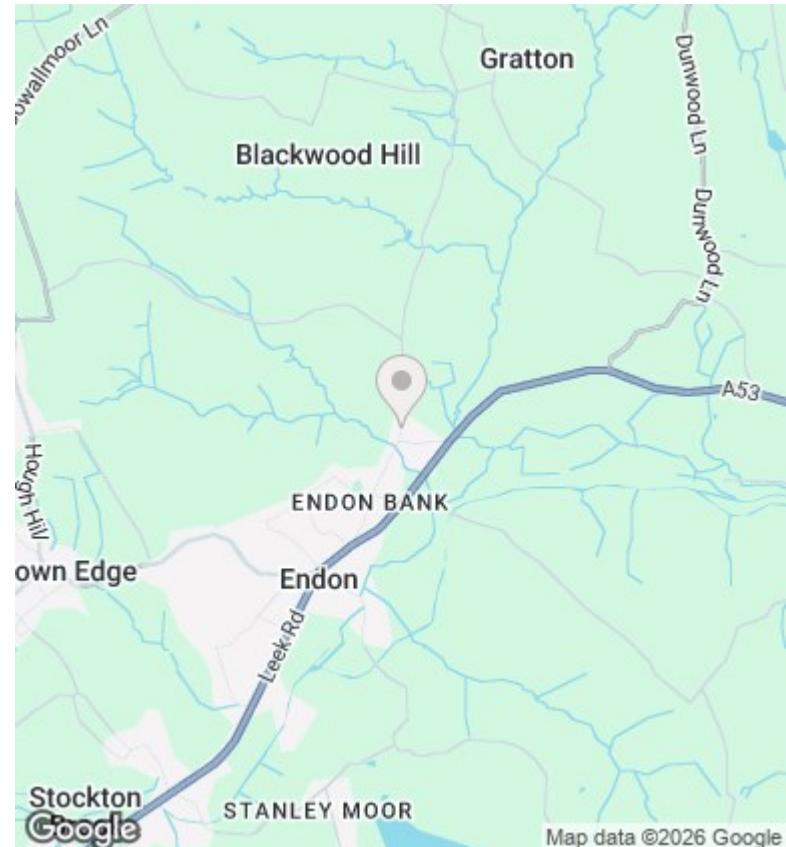
Detached, brick construction, metal up-and-over door, power and light. - Size :-







Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 plan is not to scale and is not intended to show currenttitution or boundaries. No guarantee as to their operability or efficiency can be given.  
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## Directions

From Leek proceed out of the town on the A53 Newcastle Road. Pass through the village of Longsdon and upon entering into the village of Endon take the first right into The Village. Follow this road and at its extremity turn right into Gratton Lane where the property is located on the right hand side.

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

E

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