



# Copper Beeches

Clay Lake, Endon



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**Copper Beeches**  
Clay Lake, Endon  
Staffordshire, ST9 9DD

The sale of Copper Beeches offers potential purchasers the opportunity to acquire an extremely good sized house which is ideal for the growing family and which is located in a highly sought after semi-rural location.

The property is delightfully situated bordering open fields to the rear and being well placed for local amenities such as schools, shops, church etc and for travelling into the Potteries conurbation with its associate employment centres and towards the market town of Leek.

The property itself provides spacious accommodation having hall, three reception rooms, kitchen and toilet to the ground floor and four bedrooms and two bathrooms at first floor level. The property enjoys the benefit of gas central heating and is predominantly upvc double glazed.

The special feature of the property are the sizeable private gardens and there is ample off road parking facilities with the property having a double garage located to the rear.

This is a property which has enormous potential and which provides the accommodation and location for a growing family.

**Offers in the region of: £450,000**



**4**



**3**



**2**



**TBA**



Leek Office - 01538 383344



info@buryandhilton.co.uk

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HILTON**  
EST. 1984







# Accommodation

## Entrance Porch

### Entrance Hall

With radiator. Fitted carpet.

### Lounge 14'5 x 13' (4.39m x 3.96m)

With wall mounted gas fire. Radiator. Fitted carpet.

### Living Room 14'3 x 13'2 (4.34m x 4.01m)

With a living flame gas fire in tiled surround. Radiator. Upvc double glazed window. Fitted carpet.

### Dining Room/Breakfast Room 14'11 x 13'6 (4.55m x 4.11m)

With fitted gas fire. Fitted shelving. Upvc double glazed window. Radiator. Fitted carpet.

### Cellar Off

Providing storage and housing the gas central heating boiler.

### Kitchen 13'6 x 9'8 (4.11m x 2.95m)

Fitted with a range of units consisting of sink unit, base units, working surfaces and wall cupboards. Plumbing for automatic washing machine. Upvc double glazed window. Radiator.

### Rear Porch

With upvc window and door.

### Toilet

With WC. Double glazed window.

### Stairs to Landing

With radiator. Fitted carpet.

### Bedroom One 14'5 x 13'3 (4.39m x 4.04m)

With two radiators. Fitted carpet. Freestanding wardrobes.

### Bedroom Two 14'2 x 13'5 (4.32m x 4.09m)

With two radiators. Upvc double glazed window. Fitted carpet.

**Bedroom Three** 15' x 10'8 (4.57m x 3.25m) With radiator. Upvc double glazed window. Fitted carpet.

### Bedroom Four 9'5 x 5' (2.87m x 1.52m)

Radiator. Fitted carpet.







#### **Bathroom One**

With suite comprising bath, wash basin, WC, electric shower. Radiator. Upvc double glazed window. Fitted carpet.

#### **Bathroom Two**

Fully tiled walls and suite comprising bath, wash basin, WC and electric shower. Radiator. Upvc double glazed window.

#### **Outside**

Driveway provides off road parking facilities and leads to a DETACHED DOUBLE SECTIONAL GARAGE.

Extensive gardens of approximately one quarter of an acre bordering open fields to the rear.

#### **Services**

All mains services.  
Gas central heating.  
Predominantly upvc double glazed.

#### **Tenure & Possession**

The property will be sold freehold with vacant possession upon completion.

**Council Tax Band & EPC Rating:** Band E & TBA

#### **Viewing**

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

#### **Method of Sale**

This property is to be sold by Private Treaty

## AWAITING EPC AND FLOOR PLAN



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T :** 01538 383344

**E :** [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

**[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)**

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