



## 34 Hillswood Drive, Endon, Stoke-On-Trent, ST9 9BL

Offers In Excess Of £595,000

- Selling with NO CHAIN!
- Finished to an excellent standard
- Three bedrooms to the first floor
- Fully renovated, executive home situated on a substantial plot
- Open plan kitchen / living / dining with raised decked area beyond
- First floor bathroom & ground floor shower room
- Extended to the rear and side and within walking distance of Endon schools
- Versatile layout with two reception rooms or two further bedrooms if so desired
- Large driveway suitable for multiple vehicles

# 34 Hillswood Drive, Stoke-On-Trent ST9 9BL

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this stunning five bedroom detached house which offers an exceptional living experience. With no chain involved, this fully renovated executive home is ready for you to move in and enjoy. Set on a substantial plot, the property is conveniently located within walking distance of Endon schools, making it an ideal choice for families.

The house boasts a versatile layout, featuring two spacious reception rooms, or alternatively two additional bedrooms. The heart of the home is the impressive open plan kitchen, living, and dining area, which has been thoughtfully extended to the rear. This space is perfect for entertaining and family gatherings, and it seamlessly flows out to a raised decked area, ideal for enjoying the outdoors.



Council Tax Band: E



## Ground Floor

### Hallway

12'11" x 11'8"

Composite door with sidelight window to the frontage, two wood double glazed windows to the frontage, stairs to the first floor, oak and glass balustrade, black horizontal column radiator.

### Utility Room

5'9" x 5'7"

Two wood double glazed windows to the frontage, work surface, wall units, space and plumbing for a washing machine, space for a tumble dryer, sensor lighting.

### Kitchen / Living / Dining

29'7" x 28'2" max measurement

Double glazed roof lantern, wood double glazed window to the frontage, two sets of UPVC bi-fold doors to the rear, two black horizontal column radiators, one black vertical column radiator, units to the base and eye level, island unit, quartz worktops, under mount sink, Quooker tap, AEG ceramic induction hob, AEG electric fan assisted oven and separate grill, integral fridge freezer, integral bins, integral Neff dishwasher, inset ceiling, spotlights.

### Snug / Bedroom Four

12'9" x 11'5"

UPVC double glazed bi-fold doors to the rear, radiator, inset ceiling spotlights.

### Shower Room

7'6" x 5'2"

Wood double glazed window to the side aspect, walk-in shower enclosure, electric Triton shower, black fittings, rainfall shower head, vanity wash hand basin, black

mixer tap, concealed cistern low level WC, fully tiled, black ladder radiator, inset ceiling spotlights.

### Office / Bedroom Five

10'5" x 8'11"

Wood double glazed window to the frontage, radiator, cupboard housing the electric meter and fuse box.

## First Floor

### Landing

11'5" x 6'1"

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights, loft hatch.

### Bedroom One

16'6" x 9'10"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, two radiators, inset ceiling spotlights.

### Bedroom Two

11'2" x 10'2"

UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

### Bedroom Three

10'2" x 7'10"

UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

### Bathroom

7'3" x 5'11"

UPVC double glazed window to the side aspect, panel bath, black mixer tap, shower

over, hand held shower attachment, rainfall shower head, glass shower screen, vanity wash hand basin, black mixer tap, concealed cistern low level WC, fully tiled, black ladder radiator, shaver point, extractor fan, inset ceiling spotlights.

### **Loft**

Part boarded, pull-down-ladder, light, housing the combi boiler.

### **Externally**

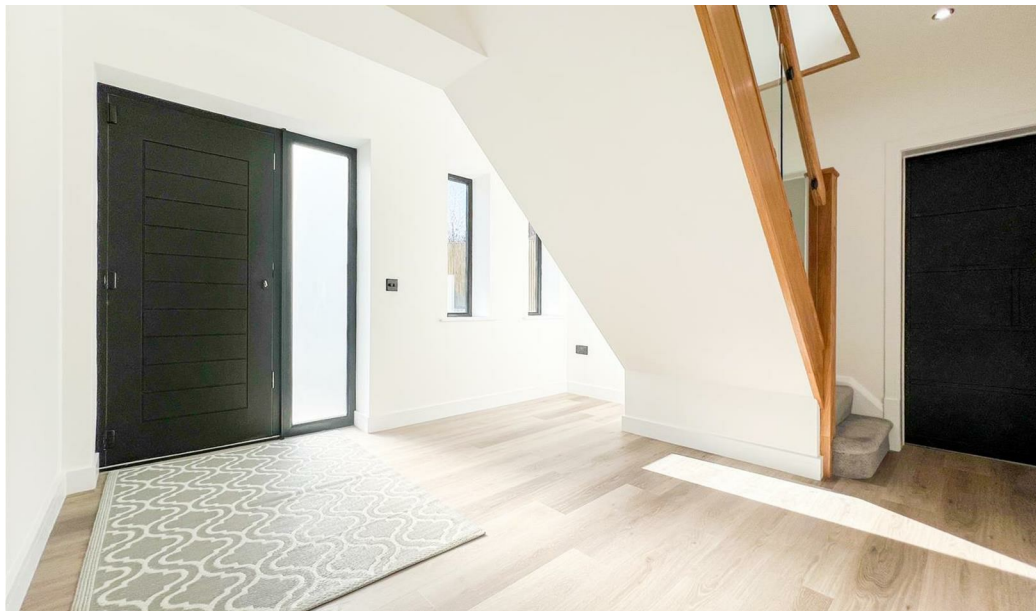
To the frontage, gravel driveway suitable for multiple vehicles, hedge and fence boundary, lighting, access to the rear.

To the rear, composite raised deck with glass and metal balustrade, area laid to lawn, mature trees and shrubs, lighting.

### **AML REGULATIONS**

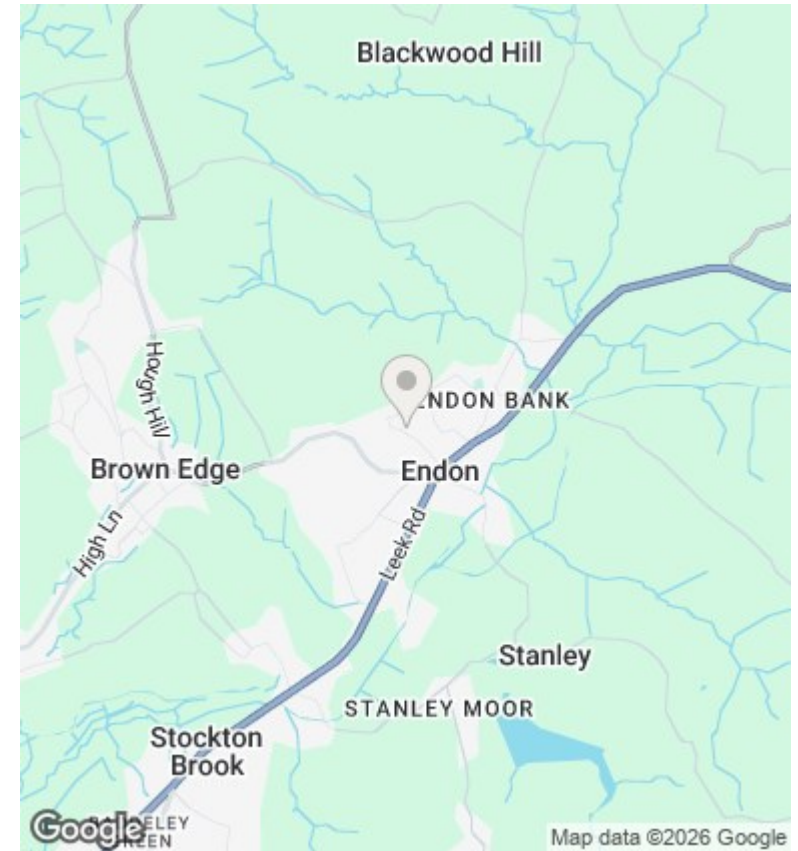
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	