



## 15 High View Road, Endon, Staffordshire, ST9 9HT

Asking Price £300,000

- Extended four bedroom semi detached home
- Integral garage with electric door
- Low maintenance rear garden
- Within close proximity to Endon Hall
- Immaculately presented throughout
- Utility/WC
- Driveway
- 17ft open plan dining kitchen/family room
- Living room with dual aspect log burning stove
- Contemporary kitchen and bathroom

# 15 High View Road, Endon ST9 9HT

Nestled in the charming village of Endon, Staffordshire Moorlands, this delightful four-bedroom semi-detached home on High View Road offers a perfect blend of modern living and traditional character. The property has been thoughtfully extended on the ground floor, creating a spacious open-plan kitchen and dining area that is ideal for both family gatherings and entertaining guests. The bi-fold doors at the rear invite an abundance of natural light and seamlessly connect the indoor space with the low-maintenance garden, perfect for enjoying the outdoors.

The heart of the home features a stylish island and a dual aspect wood-burning stove, providing a warm and inviting atmosphere during the cooler months. The integral garage adds convenience, offering additional storage or parking space.

Upstairs, you will find four well-proportioned bedrooms, providing ample space for family or guests. The contemporary bathroom is designed with modern fixtures, ensuring comfort and style.



Council Tax Band: C



### **Entrance Hallway**

Composite double glazed door to the front elevation, Upvc double glazed window to the front elevation, stairs to the first floor, radiator.

### **Living Room**

10'7" x 11'5"

UPVC double glazed window to the front elevation, radiator, log burning stove, granite hearth, oak wood mantel, inset downlight.

### **Dining Kitchen/Family Room**

17'7" x 16'2"

Space for a standing fridge freezer, fan assisted oven, range of units to the base and eye level, breakfast island, four ring gas hob, tiled splash back, one and a half ceramic sink, chrome tap with detachable head, uPVC double glazed window and bi-fold door to the rear elevation, two Velux style skylights.

### **Cloakroom**

UPVC double glazed door to the rear elevation, radiator.

### **Utility/WC**

Lower level WC, wall mounted sink, UPVC double glazed window to the rear elevation, plumbing for a washing machines, space for a dryer.

### **Integral Garage**

17'3" x 7'8"

Electric roller door, light and power connected.

### **First Floor**

### **First Floor Landing**

Access to the loft, storage cupboard with Worcester gas fired combination boiler.

### **Bedroom One**

10'7" x 10'11"

UPVC double glazed window to the front elevation, built in wardrobes, radiator.

### **Bedroom Two**

14'2" x 7'8"

UPVC double glazed window to the front elevation, UPVC double glazed window to the rear elevation, radiator.

### **Bedroom Three**

10'2" x 9'10"

UPVC double glazed window to the rear elevation, radiator.

### **Bedroom Four/Office**

5'8" x 6'3"

Built in wardrobes, UPVC double glazed window to the front elevation.

### **Bathroom**

White suite, fully tiled, UPVC double glazed window to the rear and side elevation, chrome ladder radiator, panel bath, chrome shower over, removable shower head, pedestal wash hand basin, lower level WC.

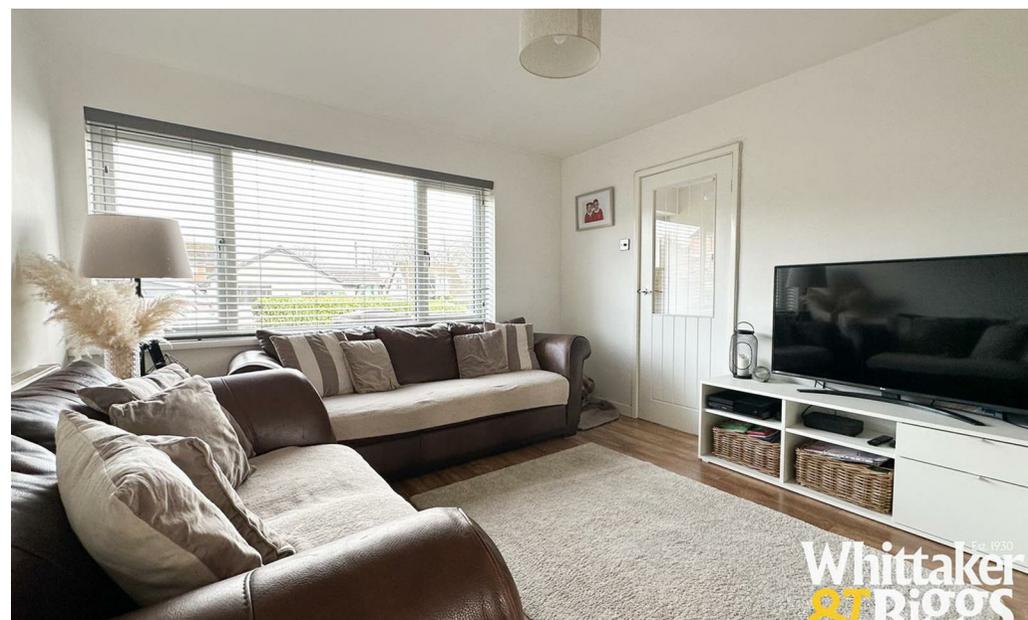
### **Externally**

To the rear, area laid to woodchip, area laid to artificial grass, wooden decking,

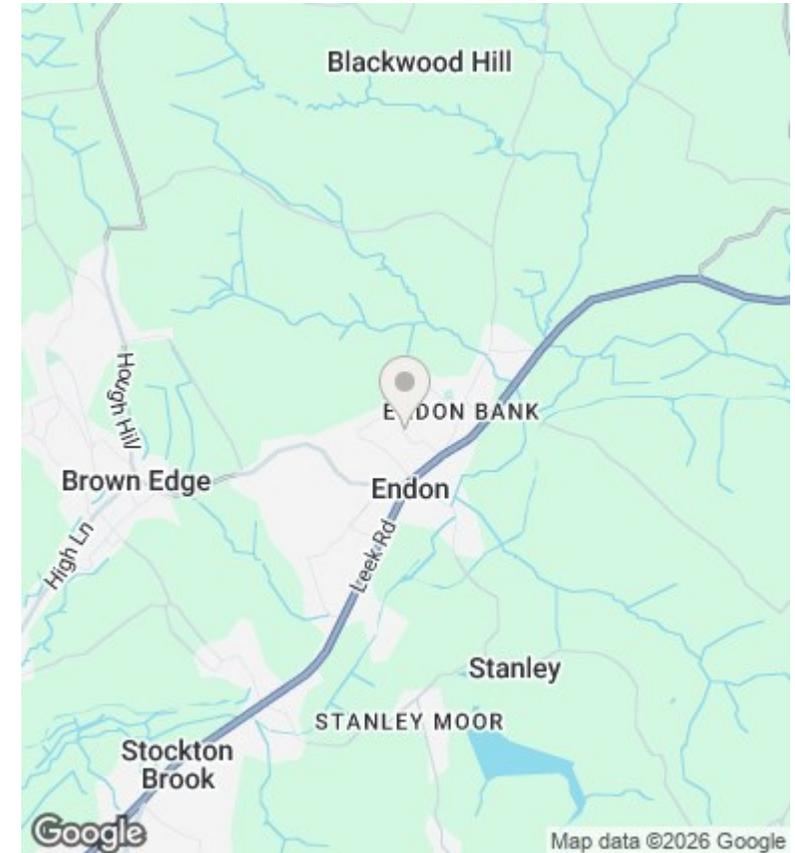
wooden shed, and fenced boundaries. To the front, tarmacadam driveway, area laid to lawn access to the garage.

## AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights continue straight ahead, follow this road to the mini roundabout adjacent Morrison's supermarket continue straight ahead on to the A53 Leek Road. Follow this road out of the town passing through the village of Longsdon and upon entering the village of Endon, just after passing The Plough Inn public House, take the next right into Hillside Avenue. Follow

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</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	