



## The Willows Clay Lake, Endon, Stoke-On-Trent, ST9 9DD

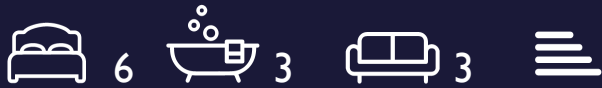
Offers In The Region Of £875,000

- Offered for sale with NO ONWARD CHAIN, this impressive executive detached family home occupies a highly sought-after residential location
- Set across three well-planned floors, the property offers versatile living space
- Six generous bedrooms in total, with one currently utilised as a dedicated cinema room
- The principal bedroom suite occupies the second floor, boasting an impressive length of over 8 metres
- Central vacuum system fitted in every room for ease of cleaning
- Integrated automation system for the gates, garage doors and access control/CCTV, which are controlled from the kitchen and have individual controllers

# The Willows Clay Lake, Stoke-On-Trent ST9 9DD

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to The Willows, Clay Lake. This impressive detached house offers a remarkable living experience. Built in 2008, the property spans an expansive 3,878 square feet and is designed across three well-planned floors, providing ample space for family living.

The home features six generous bedrooms, with one of them currently being utilised as a dedicated cinema room. The principal bedroom suite occupies the second floor, boasting an impressive length of over 8 metres, creating a luxurious retreat with en-suite facilities. Bedroom two is equally appealing, complete with its own en-suite bathroom and dressing room, perfect for those who appreciate a touch of elegance. Notably, bedroom four benefits from a delightful balcony that overlooks the beautifully maintained garden, offering a serene spot to unwind.



Council Tax Band: G

**whittaker  
& Biggs**  
Estate Agents Group

**Land App**



Produced on Land App, Jun 10, 2026  
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100019532)



## Ground Floor

### Entrance Hall

23'6" x 10'8" max measurement

UPVC double glazed door with transom window and side light windows to the frontage, stairs to the first floor, under stairs storage cupboard, radiator, inset ceiling spotlights.

### Sitting Room

20'10" x 20'2" max measurement

UPVC double glazed bay window to the side aspect, UPVC double glazed window to the rear, two radiators.

### Dining Room

16'1" x 12'4"

UPVC double glazed French doors to the rear, UPVC double glazed picture window to the rear, tiled floor, two radiators.

### Breakfast Kitchen

20'2" x 11'5"

UPVC double glazed window to the rear, high gloss units to the base and eye level, island unit, composite sink and a half with drainer, chrome mixer tap, Rangemaster range oven, Rangemaster extractor fan, integral Hotpoint dishwasher, inset ceiling spotlights, vertical chrome radiator, space for an American style fridge freezer.

### Gym / Reception Three

11'0" x 10'11"

UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights, pedestrian door to the garage.

### Utility Room

7'8" x 4'2"

Base units, space and plumbing for a washing machine, space for an under counter fridge, stainless steel sink and drainer, chrome mixer tap, extractor fan, radiator.

### WC

6'4" x 3'4"

Vanity wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan.

### Integral Double Garage

20'5" x 19'8" max measurement

Two single electric doors, power and light. Boiler room housing the gas fired boiler, water tank and expansion tank.

## First Floor

### Landing

UPVC double glazed corner window to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, two radiators, stairs to the second floor, built-in banquette seating.

## Bedroom Two

20'3" x 12'5"

Two UPVC double glazed windows to the side aspect, two radiators, inset ceiling spotlights, built-in ceiling speakers, en-suite and dressing room.

### En-suite Two

8'11" x 6'5"

Inset bath, chrome mixer tap, handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan.

### Dressing Room

11'1" x 6'5"

Inset ceiling spotlights, loft hatch, hanging rails, radiator.

## Bedroom Three

16'2" x 12'6"

UPVC double glazed window to the rear, radiator.

## Bedroom Four

15'7" x 11'1" max measurement

UPVC double glazed French doors to the rear onto a timber balcony, UPVC double glazed window to the side aspect, radiator, under stairs storage cupboard.

## Bedroom Five

11'8" x 10'11"

UPVC double glazed window to the rear, radiator.

## Bedroom Six / Cinema Room

19'6" x 7'5"

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

## Family Bathroom

8'11" x 7'5"

UPVC double glazed window to the side aspect, freestanding egg bath, floor mounted chrome mixer tap and handheld shower attachment, walk-in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, chrome ladder radiator, extractor fan.

## Second Floor

### Bedroom One

28'0" x 14'7" max measurement

UPVC double glazed window to the side aspect, three Velux skylights to the rear, inset ceiling spotlights, eaves storage, two radiators, en-suite.

### **En-suite One**

9'10" x 7'11"

Velux skylight to the rear, panel bath, chrome mixer tap, handheld shower attachment, walk-in shower enclosure, chrome fittings, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, extractor fan, chrome ladder radiator.

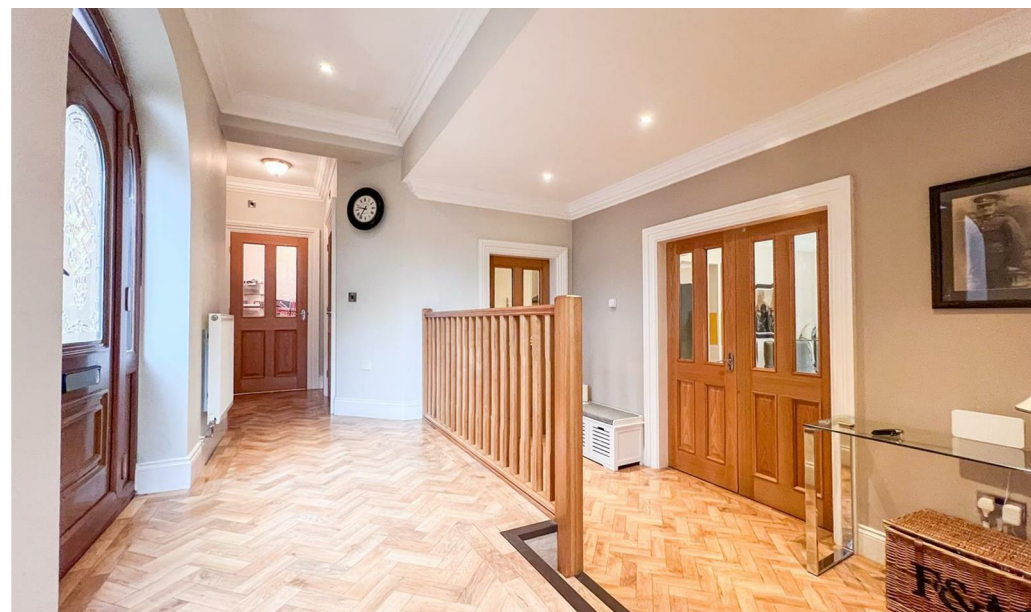
### **Externally**

To the frontage, block paved driveway suitable for multiple vehicles, electric gates, CCTV, intercom, fence boundary. Integrated automation system for the gates, garage doors and access control/CCTV are controlled from the kitchen and have individual controllers.

To the rear, decked area, area laid to lawn, fence boundary, hedge boundary, two decked areas, woodland beyond, timber steps up to the balcony.

### **AML REGULATIONS**

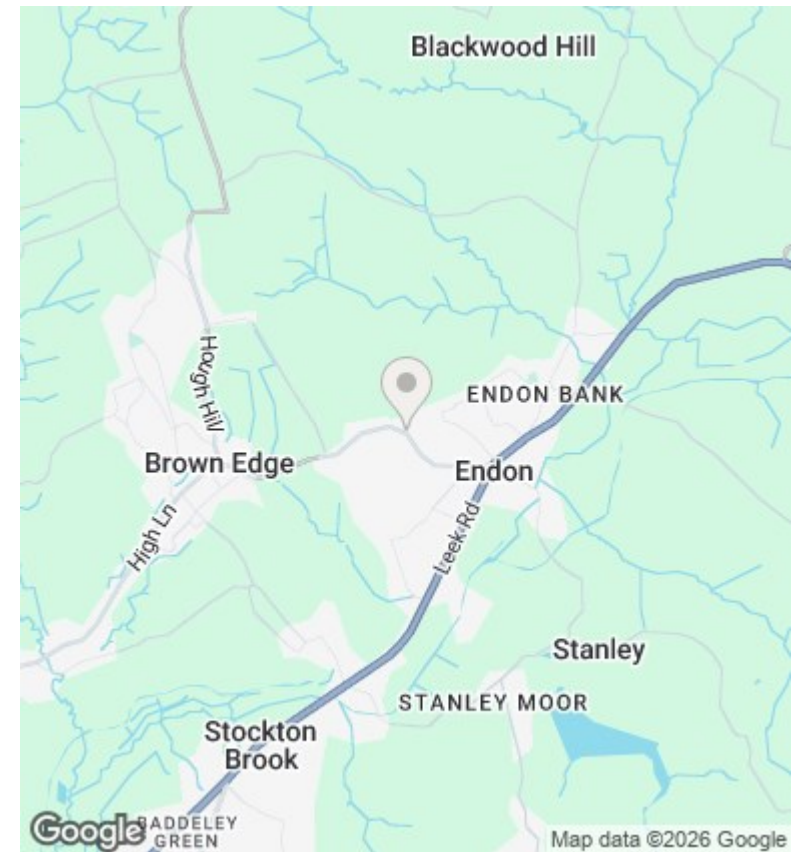
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from 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.







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.  
 Made with Metropix ©2026



## Directions

## Viewings

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

## Council Tax Band

G

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