



30 Spinney Close, Endon, Stoke-On-Trent, ST9 9BP

Asking Price £450,000

- Three bedroom detached family home
- Three ensuite bathroom/shower rooms
- Cul de sac location
- NO UPWARD CHAIN
- Substantial plot with impressive driveway to the front and side
- 22ft living room
- Versatile layout
- Private rear garden with views of woodland
- Open plan kitchen/dining/family room with utility room
- Catchment of Endon High School

30 Spinney Close, Stoke-On-Trent ST9 9BP

Nestled in the charming cul-de-sac of Spinney Close, Endon, this delightful three-bedroom detached family home offers a perfect blend of comfort and modern living. The property boasts a substantial open-plan layout that is ideal for both family life and entertaining.

Upon entering, you are greeted by a spacious living room that exudes warmth and style, providing a welcoming atmosphere for relaxation. The heart of the home is undoubtedly the large kitchen and dining area, featuring a contemporary kitchen equipped with a breakfast bar, perfect for casual dining or social gatherings and utility room. The versatile layout allows for easy movement and interaction, making it a wonderful space for family and friends.

Each of the three bedrooms benefits from its own ensuite bathroom or shower room, ensuring privacy and convenience for all family members or guests. This thoughtful design enhances the functionality of the home, catering to the needs of modern living.



Council Tax Band: E



Entrance Hall

5'10" x 5'1"

A double-glazed entrance door faces the front of the property, framed by full-height glazed panels that draw in plenty of natural light. An open archway leads through to the main living area, ceiling spotlights.

Lounge

22'6" x 21'2"

A spacious lounge featuring two double-glazed windows to the front and an additional window to the side, filling the room with natural light. Double-glazed patio doors open onto the side patio area. The focal point is a fireplace with a multi-fuel log burner. Additional features include an under-stairs storage cupboard, stairs rising to the first floor, ceiling spotlights, and three radiators.

Kitchen/Dining/Family Room

21'9" x 21'2"

A double-glazed window provides views over both the rear and side aspects, while double-glazed patio doors open onto a raised balcony seating area. The kitchen features a selection of wall and base units, complete with an inset ceramic sink and drainer, coordinating work surfaces, and partly tiled splashbacks.

Integrated appliances include an electric double oven, gas hob with NEFF cooker hood, fridge, freezer, and dishwasher. The space is illuminated by ceiling spotlights and warmed by two radiators. There is ample room for a dining table and chairs, along with a door leading through to the utility room.

Utility Room

4'8" x 3'9"

Fitted with wall units and work surface areas. Space and plumbing for washing machine and tumble dryer.

Bedroom Three

16'1" x 9'3"

A double-glazed window overlooks the front of the property, while matching patio doors open onto a raised seating area. The space also includes a loft access hatch, television point, ceiling spotlights, and a radiator.

Walk In Wardrobe

12'6" x 3'6"

Double doors open into a spacious walk-in wardrobe, fitted with hanging rails, ceiling spotlights, and a radiator.

Bedroom Three Ensuite

8'5" x 6'1"

A double-glazed window overlooks the rear aspect. The room features a contemporary suite including a double shower enclosure, low-level W.C., and wash-hand basin. Additional fittings include a ladder-style heated towel radiator, ceiling spotlights, partly tiled walls, and a shaver point.

First Floor

A double-glazed Velux window overlooks the side aspect, providing ample natural light. A large storage cupboard houses the central heating boiler, and the room is finished with ceiling spotlights.

Bedroom One

18'11" x 14'9"

Two double-glazed Velux windows face the side aspect, while a double-glazed Juliet balcony provides views over the rear garden. Additional features include eaves storage and a radiator.

Bedroom One Ensuite

9'0" x 7'3"

A double-glazed Velux window brings natural light to the side aspect. The bathroom features a modern suite including a freestanding bath, a vanity unit with hand-wash basin, and a low-level W.C. Additional benefits include eaves storage and a ladder-style heated towel radiator.

Bedroom Two

16'6" x 12'5"

A double-glazed window overlooks the front aspect, filling the room with natural light. Built-in wardrobes with sliding doors provide generous storage, complemented by ceiling spotlights and additional eaves storage. A radiator serves the space.

Bedroom Two Ensuite

7'3" x 6'0"

A double-glazed Velux window to the side aspect provides natural light. The bathroom includes a fitted suite comprising a shower unit, low-level W.C., and wash hand basin. The walls are partly tiled, with ceiling spotlights, a shaver point, and a radiator completing the space.

Externally

Occupying a generous plot, the property features a spacious block-paved driveway leading to double gates that open onto a second driveway or an additional patio seating area. The rear garden is tiered and enjoys a tranquil woodland backdrop, with lawns, paved pathways, planted borders and several inviting seating spots. From the garden, steps rise to a raised balcony terrace that offers an elevated place to relax along with direct access into the kitchen.







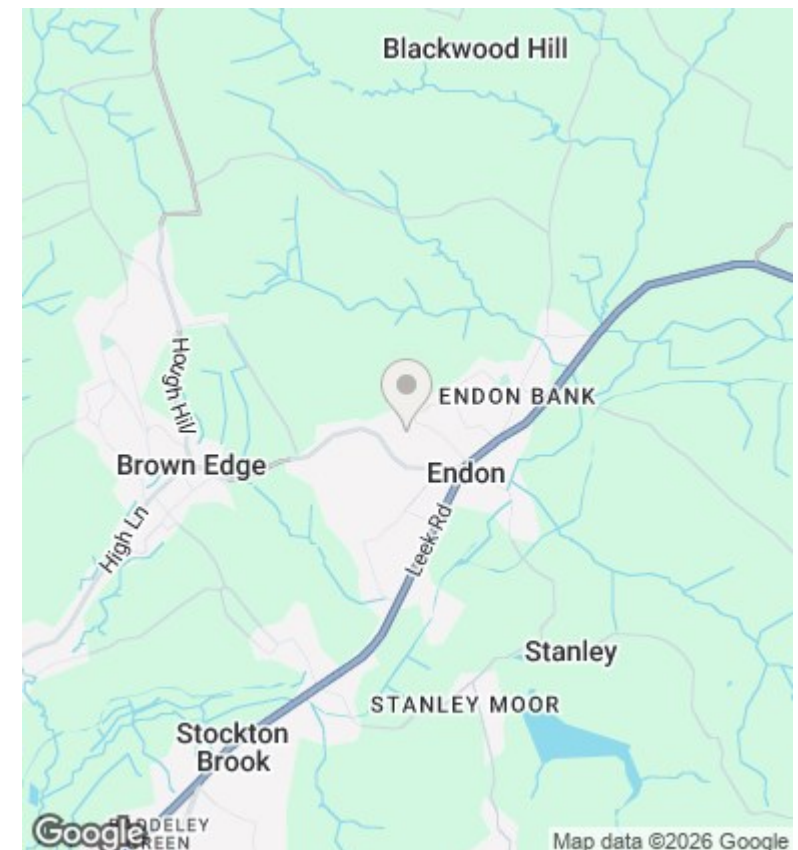
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		