



## Sanmay, 53 Basnetts Wood, Endon, ST9 9DQ

Offers In The Region Of £695,000

- Detached bungalow
- Two reception rooms
- Superb further potential
- Situated within 2.21 acres
- Two detached garages
- Within the catchment area for all Endon schools
- Four bedrooms
- Dual access driveway from Basnetts Wood and Edge Lane
- NO CHAIN!

# 53 Basnetts Wood, Endon ST9 9DQ

Whittaker & Biggs are delighted to bring to the market this detached bungalow, presenting an excellent opportunity for those seeking a spacious and versatile home. Built in 1964, the property is set in a location that ensures complete privacy and provides stunning views of the surrounding landscape.

The generous layout features two reception rooms, perfect for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for family living or accommodating guests.

The bungalow is complemented by two bathrooms, ensuring convenience for all residents. A notable feature of this property is the dual access driveway, which provides easy entry from both Basnetts Wood and Edge Lane. This thoughtful design enhances accessibility and adds to the overall appeal of the home.



Council Tax Band: G



### **Porch**

6'1" x 5'8"

UPVC double glazed door to the frontage.

### **Entrance Hall**

13'5" x 10'6"

Wood glazed door with side light windows, built in storage, radiator.

### **Dining Room**

17'0" x 11'6"

UPVC double glazed window to the frontage, two radiators.

### **Kitchen**

12'7" x 11'5"

Max measurement. UPVC double glazed window to the rear, units to the base and eye level, stainless steel double sink and drainer, chrome taps, cooker point, extractor fan, space and plumbing for a dishwasher, space for a free standing fridge freezer, space for table and chairs, pantry, radiator.

### **Rear Hall**

16'2" x 4'3"

Wood glazed door to the rear, radiator.

### **Utility Room**

10'8" x 6'9"

UPVC double glazed window to the rear, circular glazed window to the side aspect, units to the base and eye level, stainless steel sink and drainer, space and plumbing for a washing machine, space for tumble dryer, space for a free standing fridge freezer, gas fired wall mounted Vaillant boiler.

### **Shower Room**

6'8" x 5'4"

UPVC double glazed window to the side aspect, shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, low level WC, radiator, fully tiled, extractor fan.

### **Bedroom Two**

13'7" x 11'2"

UPVC double glazed window to the frontage, radiator.

### **Sitting Room**

19'8" x 13'4"

UPVC double glazed patio doors to the rear, UPVC double glazed picture window to the rear, marble fireplace, three radiators.

### **Study**

11'3" x 8'8"

UPVC double glazed French doors to the frontage, radiator, internal glazed window.

### **Hall**

17'7" x 3'4"

Built in storage cupboards, radiator.

### **Bedroom One**

15'6" x 11'1"

UPVC double glazed sliding window to the rear, radiator, fitted wardrobes, overhead storage, bedside tables and dressing table.

### **Bathroom**

8'10" x 8'2"

UPVC double glazed window to the rear, walk in shower enclosure, chrome fittings, vanity wash hand basin, chrome mixer tap, low level WC, radiator with heated bars, airing cupboard housing the water tank, fully tiled, extractor fan, shaver point.

### **Bedroom Three**

11'10" x 10'2"

Max measurement. UPVC double glazed window to the rear, radiator, built in storage cupboard.

### **Bedroom Four**

11'10" x 9'4"

UPVC double glazed window to the side aspect, UPVC double glazed window to the frontage, built in storage cupboard, radiator.

### **Externally**

Tarmacadam double driveway, one leads to Basnetts Wood, one leads to Edge Lane. Mature trees and shrubs, two lawned areas, paved patio, views all round.

### Garage One

25'6" x 12'11"

Brick construction, detached, electric up-and-over door, wood glazed pedestrian door to the side aspect, wood glazed window to the right hand side, wood glazed window to the left hand side, units to the base and eye level, stainless steel sink unit with chrome taps, power and light.

### Garage Two

22'2" x 18'1"

Detached, brick construction, metal up-and-over door, wood pedestrian door to the side aspect, wood glazed window to the rear.

### 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.

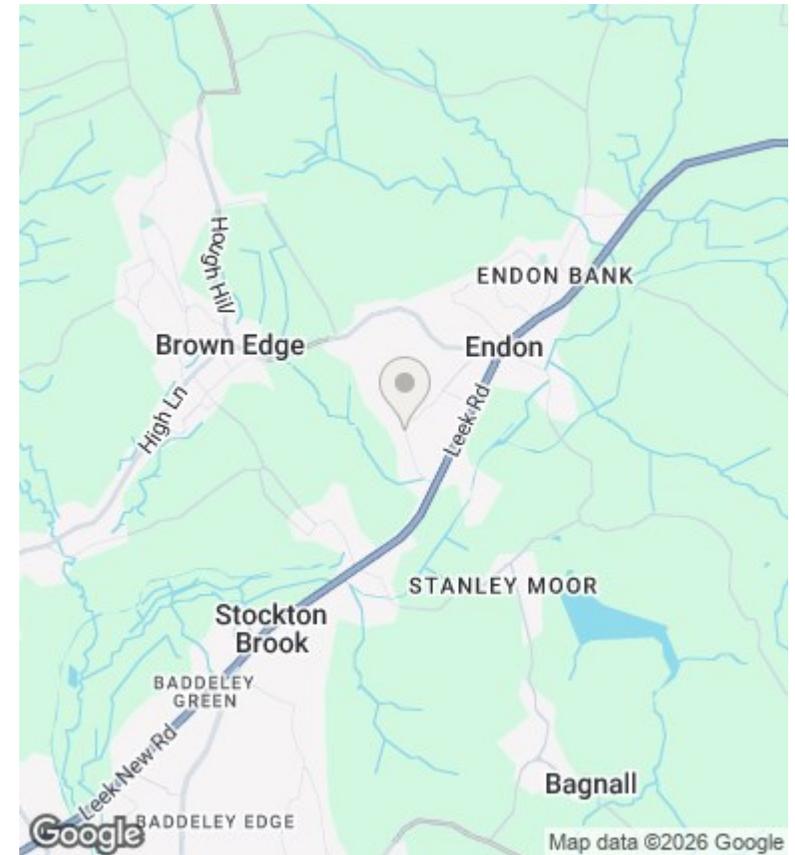




GROUND FLOOR



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

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	