



## Sunny Hollow Woodstone Avenue, Endon, Stoke-On-Trent, Offers In The Region Of £390,000

- Three bedroom detached family home
- L-shaped kitchen/sitting room with patio doors onto the balcony area
- Study, WC and utility
- Stunning views
- Immaculately presented throughout
- Driveway to the front
- Cul de sac location
- Open plan living/dining room
- Read garden with garden store
- Walking distance of Endon High School and St Lukes Primary



# Sunny Hollow Woodstone Avenue, Stoke-On-Trent ST9 9DL

Nestled in the charming cul-de-sac of Woodstone Avenue, this immaculately presented three-bedroom detached family home in Endon, Staffordshire Moorlands, offers a perfect blend of comfort and style. Built in 1971, the property has been thoughtfully maintained and boasts stunning views to the rear, making it an ideal retreat for families seeking both tranquillity and convenience.

Upon entering, you are welcomed into a spacious open plan living and dining room, perfect for entertaining guests or enjoying family time. The property also features a versatile study, a convenient WC, and a utility room, ensuring that all your practical needs are met. The L-shaped kitchen/sitting room is a delightful space, providing a warm and inviting atmosphere for cooking and relaxation.



Council Tax Band: D



### **Entrance Hallway**

Aluminium double glazed door to the front, aluminium double glazed windows to the front, radiator, stairs to the first floor, inset down lights.

### **WC**

4'4" x 3'2"

Low level WC, vanity wash hand basin with chrome mixer tap and storage, radiator, tiled splash backs, extractor,

### **Utility**

8'5" x 7'9"

Range of high gloss units fitted to the base and eye level, stainless steel sink, drainer, mixer tap, space and plumbing for a washing machine and dryer, aluminium double glazed door to the side, aluminium double glazed window to the side, tiled splash backs, radiator, space for hanging coats,

### **Kitchen/Sitting Area**

20'3" x 17'4" max measurements

Range of fitted units to the base and eye level, four ring Siemens induction hob, Siemens stainless steel extractor, Siemens double oven, Siemens integral dishwasher, one and a half stainless steel sink with drainer, mixer tap, gas fired central heating boiler, space for a free standing fridge/freezer, aluminium double glazed window to the rear, breakfast bar.

Sitting room, radiator, aluminium double glazed window to the side, aluminium double glazed window and patio doors to the rear, onto a raised balcony area.

### **Living/Dining Room**

22'9" x 12'5"

Aluminium double glazed bay window to the front, radiator, living flame gas fire on a marble style hearth, surround, composite mantle, wall lights. Dining Room, radiator, aluminium double glazed window to the rear.

### **Study**

11'7" x 7'3" max measurements

Aluminium double glazed window to the front, radiator, recess for storage.

### **First Floor**

#### **Landing**

Aluminium double glazed window to the front, aluminium double glazed picture window to the rear, radiator, loft access, storage cupboard, inset down lights.

#### **Bedroom One**

13'10" x 12'3" into wardrobe

Aluminium double glazed window to the front, radiator and built in wardrobes.

#### **Bedroom Two**

13'11" x 11'8" max measurements

Radiator, aluminium double glazed window to the front, storage cupboard.

#### **Bedroom Three**

12'5" x 8'11" max measurements

Radiator, aluminium double glazed window to the rear.

## Bathroom

8'10" x 8'1"

Corner bath, chrome shower fitment over, extractor, low level WC, vanity wash hand basin with storage beneath, inset downlights, tiled, heated ladder radiator, aluminium double glazed window to the rear.

## Externally

To the front, tarmacadam driveway, stepped access and well stocked borders. To the rear, raised decked balcony area, water tap, patio areas, walled/fenced and hedged boundary, courtesy lighting, area laid to lawn, timber shed. Gated access to both sides of the house.

## Garden Store

9'8" x 9'8"

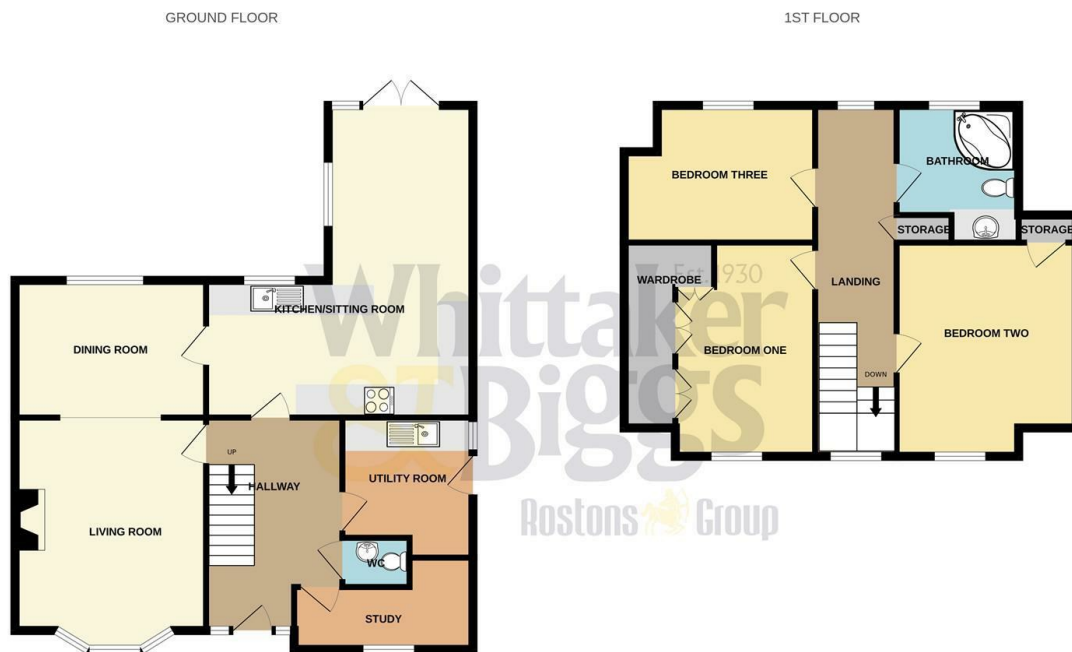
Door to the front and light.



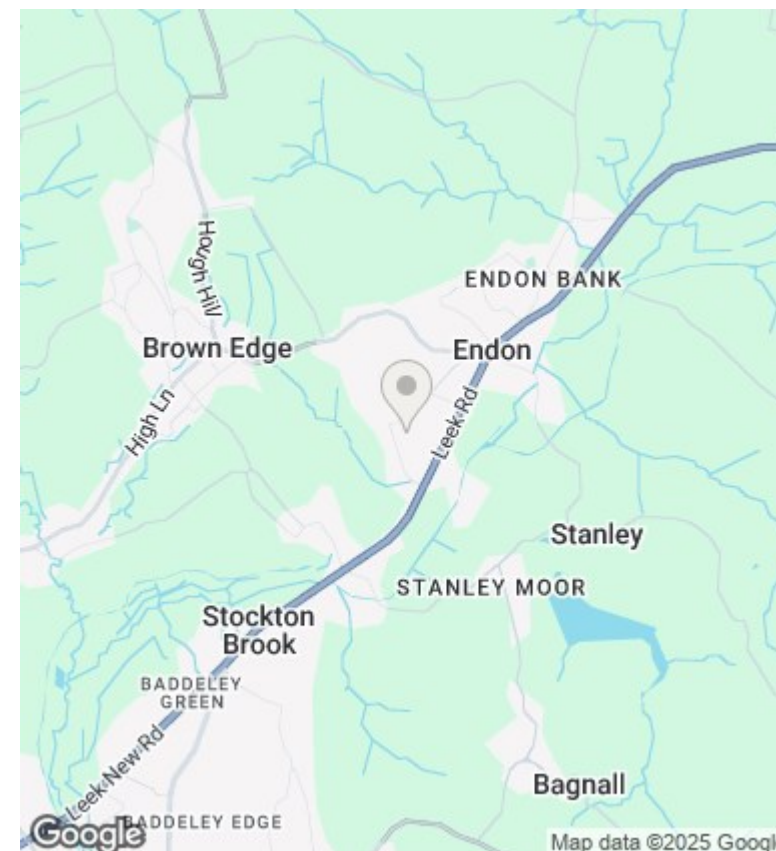








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		