



1 Dorian Way, Endon, Stoke-On-Trent, ST9 9EP

Offers In The Region Of £425,000

- Offered for sale with no onward chain, ensuring a smooth and straightforward purchase process
- Situated within the catchment area for the popular Endon schools, making it ideal for families
- Rare opportunity to acquire a home on the highly regarded Dorian Way in Endon, where properties seldom come to market
- Substantially extended to the rear, creating an impressive open-plan kitchen, living and dining space perfect for modern family life
- Well-presented detached property, pleasantly positioned within a quiet cul-de-sac in this sought-after residential location
- Stunning rear aspect featuring bi-fold doors and a lantern roof with fitted blinds, flooding the space with natural light and offering seamless access to the garden

I Dorian Way, Stoke-On-Trent ST9 9EP

Selling with NO CHAIN, Whittaker & Biggs are delighted to present the rare opportunity to acquire this exceptional detached house located in the highly sought-after Dorian Way, Endon, where properties seldom come to market.

The stunning rear aspect is a true highlight, featuring bi-fold doors and a lantern roof with fitted blinds. This design floods the open plan kitchen / dining / living area with natural light and creates a seamless transition to the garden, perfect for enjoying the outdoors. The home boasts four well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests. Two first floor shower rooms provide excellent convenience for busy households.

Practicality is at the forefront of this property, with an integral garage and a private driveway that offers ample off-road parking. The separate utility room adds further convenience, ensuring that everyday tasks are easily managed. Additionally, the home is equipped with an EV charger, catering to modern living and



Council Tax Band: D



Ground Floor

Entrance

7'7" x 5'7"

Composite double glazed door with side light windows to the frontage, radiator, internal wood glazed window, loft hatch.

Sitting Room

24'6" x 15'3" max measurement

UPVC double glazed bay window to the frontage, two radiators, electric fire, marble hearth and surround.

Kitchen / Living / Dining

24'6" x 18'6" max measurement

Lantern roof with fitted blinds, aluminium bi-fold doors to the rear, two UPVC double glazed picture windows to the rear, two UPVC double glazed picture windows to the left side aspect, UPVC double glazed picture window to the right side aspect, units to the base and eye level, Rangemaster range oven, extractor hood, stainless steel under mount sink and a half, chrome mixer tap, integral Hotpoint dishwasher, integral Bosch microwave, space for an American style fridge freezer, inset ceiling spotlights, two white vertical column radiators, standard radiator.

Hall

7'6" x 7'6"

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, radiator, stairs to the first floor, bespoke understairs push-to-open storage, space for a tumble dryer.

Utility /WC

7'8" x 4'9"

UPVC double glazed window to the rear, vanity wash hand basin, chrome mixer tap,

concealed cistern low level WC, base and wall units, space and plumbing for a washing machine, gas fired wall mounted Glow Worm boiler.

Integral Garage

20'0" x 7'7"

Wood double doors to the frontage, wood double glazed window to the side aspect, power and light.

First Floor

Landing

UPVC double glazed window to the side aspect, loft hatch, airing cupboard housing the hot water tank.

Shower Room One

8'2" x 6'2"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, rainfall shower head, vanity wash hand basin, chrome mixer tap, concealed cistern wall hung low level WC, chrome ladder radiator, fully tiled, extractor fan, shaver point, inset ceiling spotlights.

Shower Room Two

7'5" x 3'4"

UPVC double glazed window to the rear, quadrant shower enclosure, electric Triton shower, pedestal wash hand basin, chrome mixer tap, low level WC, white ladder radiator, inset ceiling spotlights, fully tiled, extractor fan.

Bedroom One

15'4" x 12'0" max measurement

Two UPVC double glazed windows to the frontage, two radiators, loft hatch, inset ceiling spotlights.

Bedroom Two

14'7" x 7'6"

UPVC double glazed window to the frontage, radiator, range of fitted wardrobes and cupboards.

Bedroom Three

11'8" x 7'3"

UPVC double glazed window to the rear, radiator.

Bedroom Four

8'5" x 7'6"

UPVC double glazed window to the rear, radiator.

Externally

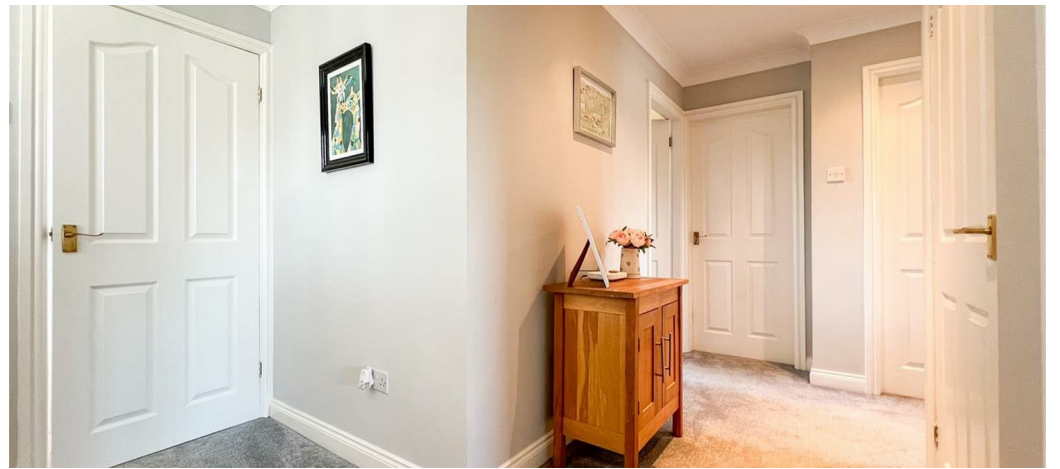
To the frontage, block paved driveway suitable for four vehicles, wall boundary, electric socket, Pod Point EV charger.

To the rear, block paved, hedge and fence boundary, timber summer house.

AML REGULATIONS

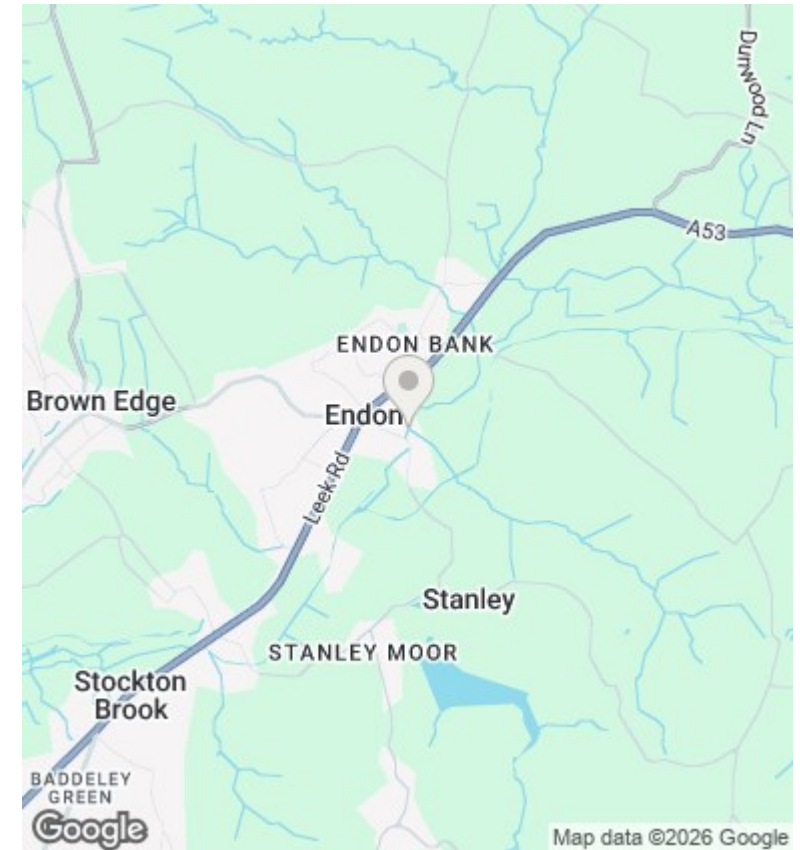
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from 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 misstatement. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	