Whittaker & Biggs Est. 1930
Rostons Group







34 Hillswood Drive, Endon, Stoke-On-Trent, ST9 9BL

Offers In Excess Of £595,000

- Selling with NO CHAIN!
- Finished to an excellent standard
- Three bedrooms to the first floor
- Fully renovated, executive home situated on a substantial plot
- Open plan kitchen / living /dining with raised decked area beyond
- First floor bathroom & ground floor shower room
- Extended to the rear and side and within walking distance of Endon schools
- Versatile layout with two reception rooms or two further bedrooms if so desired
- Large driveway suitable for multiple vehicles

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

34 Hillswood Drive, Stoke-On-Trent ST9 9BL

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this stunning five bedroom detached house which offers an exceptional living experience. With no chain involved, this fully renovated executive home is ready for you to move in and enjoy. Set on a substantial plot, the property is conveniently located within walking distance of Endon schools, making it an ideal choice for families.

The house boasts a versatile layout, featuring two spacious reception rooms, or alternatively two additional bedrooms. The heart of the home is the impressive open plan kitchen, living, and dining area, which has been thoughtfully extended to the rear. This space is perfect for entertaining and family gatherings, and it seamlessly flows out to a raised decked area, ideal for enjoying the outdoors.

5 2 1 E

Council Tax Band: E





Ground Floor

Hallway
12'11" x 11'8"
Composite door with sidelight window to the frontage, two wood double glazed windows to the frontage, stairs to the first floor, oak and glass balustrade, black horizontal column radiator.

Utility Room
5'9" x 5'7"
Two wood double glazed windows to the frontage, work surface, wall units, space and plumbing for a washing machine, space for a tumble dryer, sensor lighting.

Kitchen / Living / Dining
29'7" x 28'2" max measurement
Double glazed roof lantern, wood double glazed window to the frontage, two sets of UPVC bi-fold doors to the rear, two black horizontal column radiators, one black vertical column radiator, units to the base and eye level, island unit, quartz worktops, under mount sink, Quooker tap, AEG ceramic induction hob, AEG electric fan assisted oven and separate grill, integral fridge freezer, integral bins, integral Neff dishwasher, inset ceiling, spotlights.

Snug / Bedroom Four
12'9" x 11'5"
UPVC double glazed bi-fold doors to the rear, radiator, inset ceiling spotlights.

Shower Room
7'6" x 5'2"
Wood double glazed window to the side aspect, walk-in shower enclosure, electric Triton shower, black fitments, rainfall shower head, vanity wash hand basin, black mixer tap, concealed cistern low level WC, fully tiled, black ladder radiator, inset ceiling spotlights.

Office / Bedroom Five
10'5" x 8'11"
Wood double glazed window to the frontage, radiator, cupboard housing the electric meter and fuse box.

First Floor

Landing
11'5" x 6'1"
UPVC double glazed window to the frontage, radiator, inset ceiling spotlights, loft hatch.

Bedroom One
16'6" x 9'10"
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, two radiators, inset ceiling spotlights.

Bedroom Two
11'2" x 10'2"
UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

Bedroom Three
10'2" x 7'10"
UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

Bathroom
7'3" x 5'11"
UPVC double glazed window to the side aspect, panel bath, black mixer tap, shower over, hand held shower attachment, rainfall shower head, glass shower screen, vanity wash hand basin, black mixer tap, concealed cistern low level WC, fully tiled, black ladder radiator, shaver point, extractor fan, inset ceiling spotlights.

Loft
Part boarded, pull-down-ladder, light, housing the combi boiler.

Externally
To the frontage, gravel driveway suitable for multiple vehicles, hedge and fence boundary, lighting, access to the rear.

To the rear, composite raised deck with glass and metal balustrade, area laid to lawn, mature trees and shrubs, lighting.

Note
Furnishings available by separate negotiation.

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.

Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.

AI Image Enhancement Disclaimer

Photographs contained within these particulars may have been enhanced or optimised using AI-assisted software to improve visual presentation. No material features of the property have been added, removed, or altered. Images should be used as a guide only and do not form part of any offer or contract. Interested parties should verify all information through personal inspection and professional enquiries where appropriate.









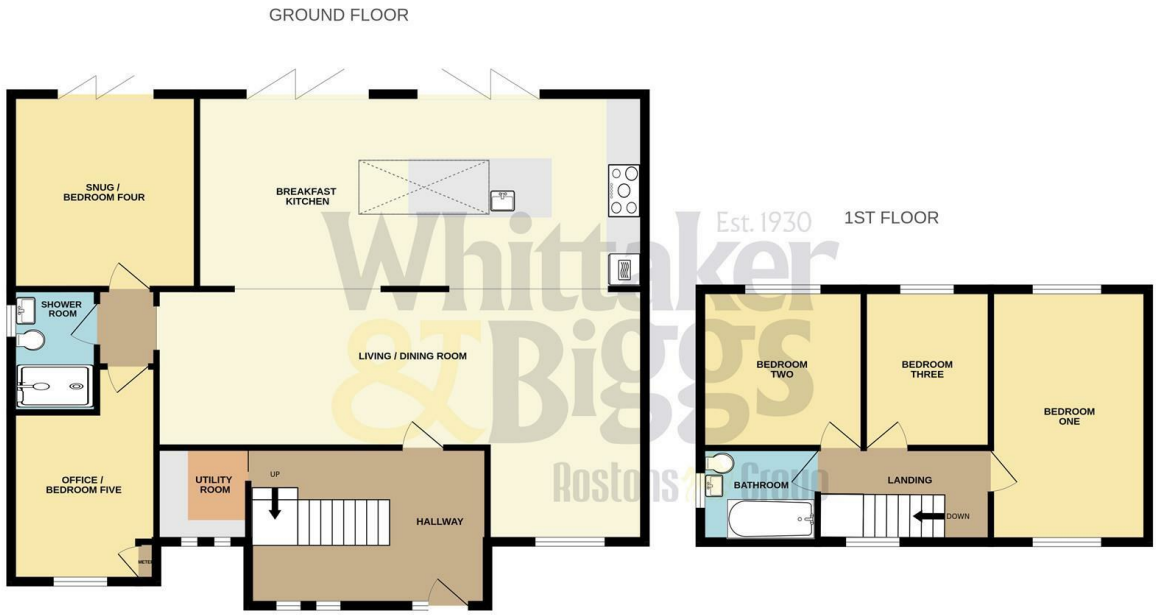












Whittaker & Biggs Est. 1930 Rostons Group

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

E

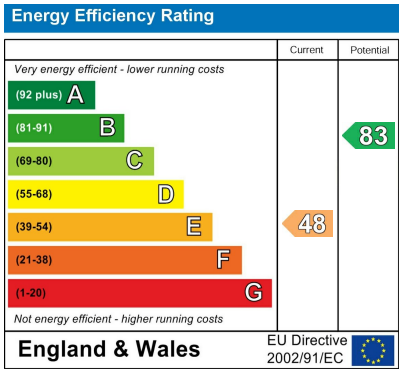


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006
leek@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/