DENISE WHITE™
BESPOKE ESTATE AGENT









# Foxfield Clay Lake, Stoke-On-Trent, ST9 9BU

## Guide price £450,000

GUIDE PRICE £450,000 - £475,000

"A home should have enough room for laughter, gathering, and growing together."- Unknown

Occupying a secluded position at the end of a private road, this impressive four-bedroom detached home combines contemporary interiors with spacious family accommodation in one of the area's most sought-after locations. Surrounded by mature trees and hedgerows, the property offers a wonderful sense of privacy whilst remaining within the catchment area of highly regarded schools. Perfectly suited to growing families, the home provides stylish open-plan living, versatile reception space, and a private garden ideal for both everyday family life and entertaining.

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**Denise White Estate Agents Comments**



Tucked away within the highly sought-after Clay Lake locality, this impressive four-bedroom detached family home occupies a well-proportioned plot and enjoys a private position surrounded by mature trees and established hedgerows. Beautifully presented throughout, the property offers contemporary accommodation perfectly suited to modern family living whilst remaining within the catchment area of highly regarded local schools.

Set at the end of a private road serving just four properties, the home enjoys a peaceful setting with a pleasant outlook and a wonderful sense of privacy.

Upon entering, a spacious entrance hallway provides a welcoming first impression and gives access to the principal ground floor accommodation. The heart of the home is undoubtedly the stunning open-plan kitchen diner, which spans the full width of the property and has been designed with both family life and entertaining in mind. Fitted with contemporary gloss-fronted cabinetry, integrated appliances, and ample space for dining, the room is flooded with natural light via two sets of French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The spacious living room enjoys a large bay window to the front elevation and features a log-burner, creating a warm and inviting space to relax and unwind. A further versatile reception room offers flexibility to suit a variety of needs and could be utilised as a formal dining room, playroom, home office, or even a ground floor bedroom if required. A useful downstairs WC completes the ground floor accommodation.

To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom enjoys views over the rear garden and benefits from fitted wardrobes together with a stylish ensuite shower room. Bedrooms two and three are generous double rooms, both featuring built-in wardrobes, whilst the fourth bedroom is a comfortable single room, ideal as a child's bedroom, nursery, dressing room, or home office. These bedrooms are served by a well-appointed family bathroom finished in a contemporary style.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for multiple vehicles and leads to the double integral garage, offering excellent storage and practicality. The enclosed rear garden is predominantly laid to lawn and is framed by mature hedgerows and established trees, creating a private and attractive outdoor space for the whole family to enjoy. A substantial patio area positioned to the side of the property provides the perfect setting for outdoor dining and entertaining during the warmer months, with gated access leading back to the front of the home.

Combining spacious accommodation, stylish interiors, and a desirable tucked-away setting, this superb detached home offers an outstanding opportunity for families seeking a well-presented property in one of the area's most popular residential locations.

## Location




Endon is a village within the Staffordshire Moorlands district of Staffordshire, It is 4 miles southwest of Leek and 6 miles north-northeast of Stoke-on-Trent. Together with neighbouring Stanley, Endon forms the civil parish of Endon and Stanley. The village boasts three popular schools; St. Luke's Church of England Primary School, Endon Hall Primary School and Endon High School, as well as a selection of village stores, a thriving village hall, popular local pub serving a highly rated carvery, and with a stylish cocktail bar and restaurant just a short drive (or pleasant stroll) down the road in Stockton Brook. The Cauldon Canal also runs through Endon, offering pleasant rural walks through the Staffordshire Moorland Countryside.

## Entrance Hall

5'10" x 20'9" (1.79 x 6.35 )



Laminate flooring. Wall mounted radiator. Stairs to the first floor accommodation. UPVC door to the front aspect. Under stair storage cupboard. Coving. Two ceiling lights.

## Office

9'2" x 9'7" (2.80 x 2.93 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Coving. Ceiling light.

## WC

8'2" x 3'3" (2.51 x 1.01 )



Continued laminate flooring. Low-level WC. Wall mounted wash hand basin. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Ceiling light.

## Kitchen Diner

28'8" max x 11'11" max (8.76 max x 3.64 max )



Continued laminate flooring. Range of gloss wall and base units with laminate worktops above. Central Island incorporating breakfast bar and undercounter storage. Integrated fridge, freezer, split oven with microwave setting, induction hob with extractor fan above, dishwasher, washing machine, and sink and draining unit with mixer tap above. UPVC double glazed window to the side aspect. UPVC double glazed door to the rear aspect. Two UPVC double glazed French doors to the rear aspect. In Spotlight. Double doors into: –

## Living Room

12'10" x 16'3" (3.92 x 4.96 )



Fitted carpet. Wall mounted radiator. UPVC double glazed bay style window to the front aspect. Log burner. Coving. Two ceiling lights.

## First Floor Landing

16'6" x 6'1" (5.05 x 1.87 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Loft access. Coving. Inset spotlights.

**Primary Bedroom**

15'4" max x 13'0" max (4.68 max x 3.97 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Built-in wardrobes. Coving. Ceiling light. Access into: –

**Ensuite**

5'6" x 7'6" (1.69 x 2.29 )



Laminate flooring. Walking shower with Rain style showerhead. Low-level WC. Vanity unit incorporating wash hand basin. Ladder style towel rail. Obscured UPVC double glazed window to the rear aspect. Inset Spotlight.

**Bedroom Two**

12'11" x 10'9" (3.95 x 3.30 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Built-in wardrobes. Coving. Ceiling light.

**Bedroom Four**

7'5" x 8'11" (2.28 x 2.74 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Coving. Ceiling light.

**Bedroom Three**

8'11" x 10'7" (2.72 x 3.23 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Built-in wardrobes. Coving. Ceiling light.

**Bathroom**

8'10" x 5'7" (2.71 x 1.72 )



Laminate flooring. Fitted bath with shower attachment. Low level WC. Wash hand basin with storage underneath. Ladder style towel rail. Obscured double glazed window to the side aspect. Inset spotlights.

**Integral Garage**

16'11" x 17'10" (5.18 x 5.46 )



Concrete flooring. Two up and over doors to the front aspect. Obscured UPVC double glazed window to the side aspect. Obscured UPVC door to the rear aspect. Power and lighting. Loft access.

**Outside**



The property occupies a private plot with a driveway providing off-road parking for multiple vehicles and access to a double integral garage with an EV charging point to the side of the garage. To the rear is an enclosed garden, predominantly laid to lawn and bordered by mature trees and hedgerows, creating a pleasant degree of privacy. A generous patio area to the side of the property offers an ideal space for outdoor dining and entertaining, with gated access leading to the front of the home as well as access to the rear of the garage, an outside tap, and Double electricity socket.

**Agents Notes**
Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band

**Please Note**
Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

**About Your Agent**
"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

**Property To Sell?**
We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

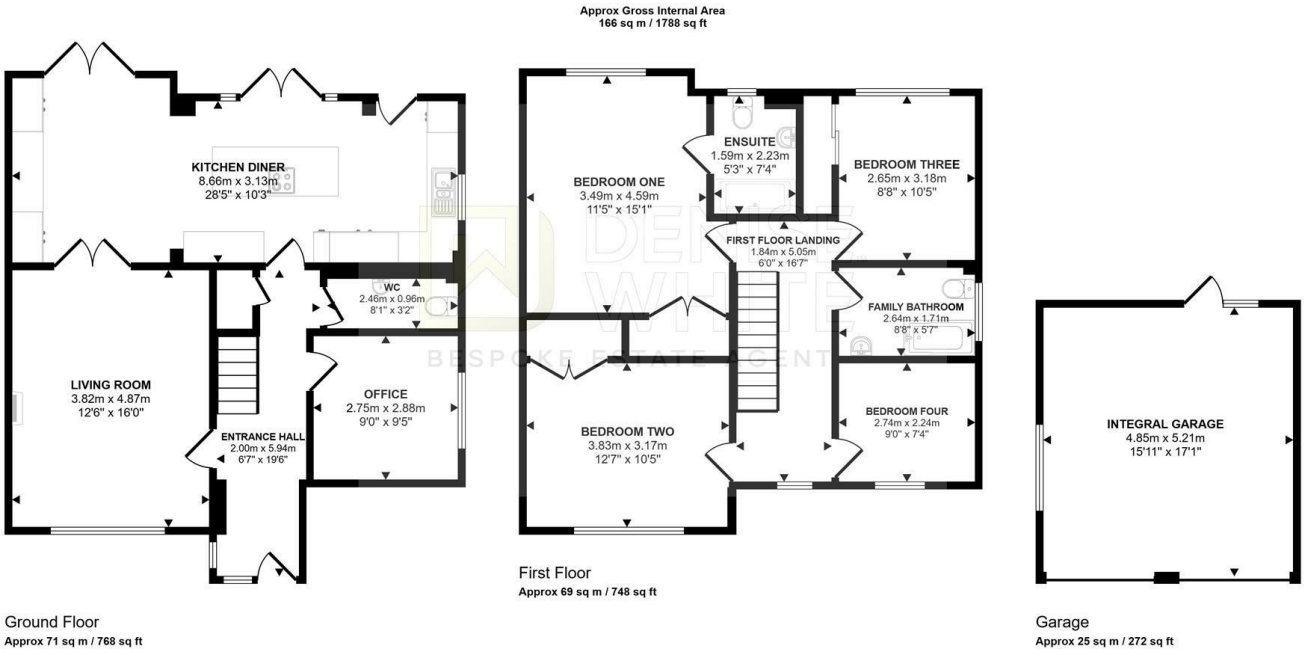
**You Need A Solicitor!**
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

**Do You Require A Mortgage?**
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

**WE WON!**
Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

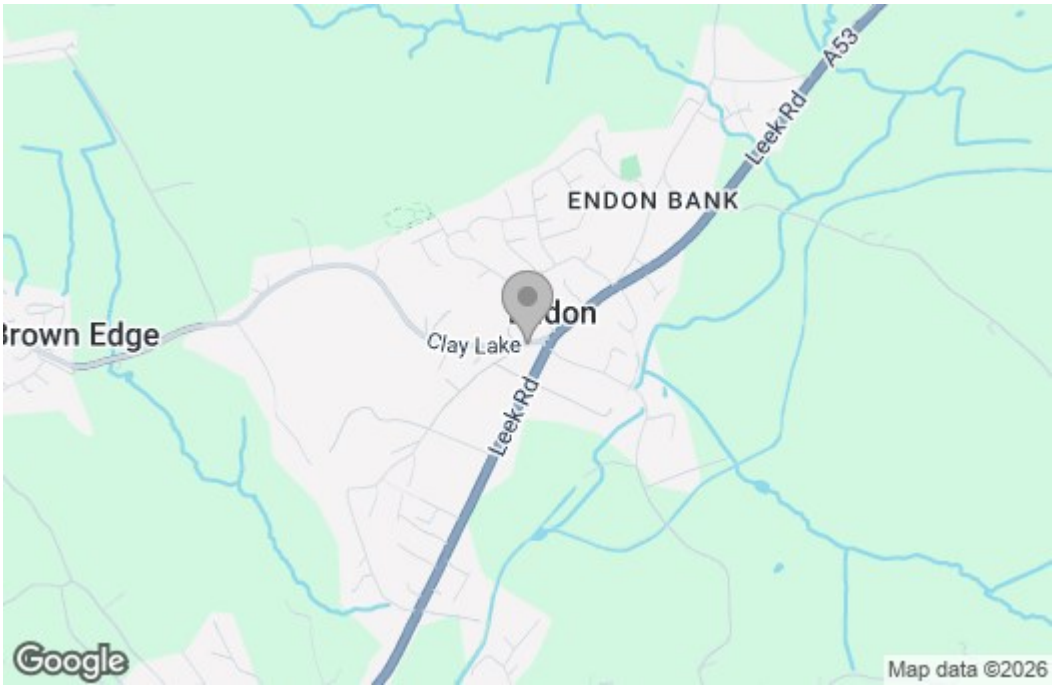
**Anti-Money Laundering & ID Checks**
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan

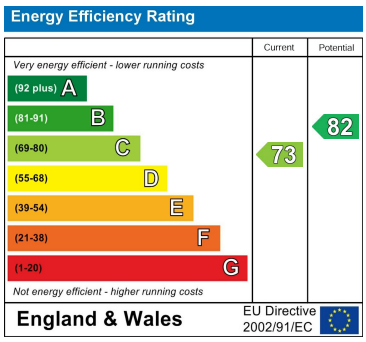


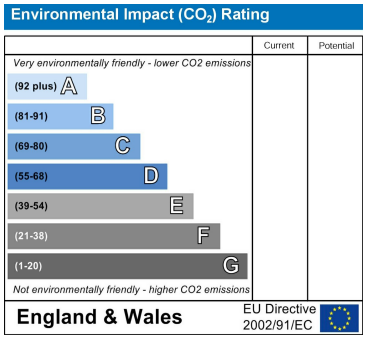

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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