



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Woodhayes Clay Lake

Endon, Stoke-On-Trent, ST9 9DD

**Offers In The Region Of £650,000**



## Woodhayes Clay Lake

Endon, Stoke-On-Trent, ST9 9DD

Nestled in the highly sought after area of Clay Lake, Endon, this immaculate two bedroom detached bungalow offers a perfect blend of comfort and elegance, this property has been thoughtfully designed to provide exceptional living spaces, making it an ideal home for those seeking tranquillity and style.

'Woodhayes' has been meticulously maintained and boasts accommodation of an exceptional standard, featuring quality fixtures and fittings throughout. The property includes a sizeable entrance hallway which leads to the lounge with patio doors out onto the front garden, open plan dining kitchen with patio doors and central island having utility room off with pedestrian door to the double garage. Spacious second bedroom with built in bedroom furniture and master suite offering built in bedroom furniture, dressing table and ensuite facilities.

One of the standout features of this delightful bungalow is its established formal gardens, which offer far reaching views of the surrounding countryside. These gardens not only enhance the aesthetic appeal of the property but also provide a private and secluded outdoor space for relaxation and enjoyment.

Whether you are looking to downsize or seeking a serene environment to call home, this bungalow in Clay Lake presents a unique opportunity. With its combination of quality living spaces, beautiful gardens, and a tranquil location, this property is sure to impress. Do not miss the chance to make this charming bungalow your own.





### Directions

From our Derby Street offices take the A53 Newcastle Road out of the town and through the village of Longsdon and continue into Endon. After passing 'The Plough Inn' on the right take the third turning right into Clay Lake. Follow Clay Lake for a short distance taking the second turning right into the private driveway and continue to it's extremity where WoodHayes is situated through private double gated access.

### Situation

'Woodhayes' is situated on the sought after area of Clay Lake ideal for commuting to Staffordshire, Motorway Network, The Potteries and the popular market town of Leek. An ideal home situated in a private location set within it's own grounds with views over the countryside and woodland. Benefiting from being within the catchment for highly regarded Endon Schools.

### Entrance Hall

Upvc double glazed door to front, radiators. Cloak cupboard off.

### Lounge

23'11" x 18'11" max (7.30 x 5.79 max)

Upvc double glazed patio doors with remote control blinds out onto the front patio, Upvc double glazed windows with remote control blinds to side and rear aspects, feature Valencia fireplace in Natural stone with Vertex gas fire, radiators.



**Dining Kitchen**  
25'0" x 16'10" max (7.63 x 5.15 max)

Excellent range of units comprising base cupboards and drawers with matching wall cupboards, built in Siemens oven and Siemens combination oven and microwave with warming plate beneath, five ring Siemens induction hob with extractor over, built in Bosch dishwasher, inset one and a half bowl Frankie sink unit, integrated double fridge. Central island with seating and drawers. Upvc double glazed patio doors with remote control blinds out onto the front patio, radiator, wall mounted panel radiator, ceramic tiled floor.



**Utility**  
16'11" x 6'1" (5.16 x 1.87)

Pedestrian door to garage, Upvc double glazed window to side, work surface with inset sink unit with cupboards beneath, plumbing for washing machine and space for tumble dryer and fridge/freezer, wall cupboards, ceramic tiled floor, loft access.



**Double Garage**  
23'7" x 19'6" max (7.20 x 5.96 max)

With electric up and over double door, concrete floor, Upvc double glazed window and door to rear, light and power connected, loft access. Wc housing low level wc, wash hand basin.





**Master Bedroom Suite**  
19'10" x 11'8" max (6.06 x 3.56 max)

**Bedroom Area**

Upvc double glazed window to rear, radiator, built in bedroom furniture comprising dressing table with drawers beneath and full height wardrobes with mirrored doors to part.

**En suite**

Comprising corner shower cubicle incorporating mixer shower fitment, low level wc, wash hand basin in vanity unit with cupboards beneath, Upvc double glazed frosted window to rear, panelled walls, heated towel rail, tiled floor.



**Bedroom Two**  
13'5" x 10'5" (4.10 x 3.18)

Upvc double glazed window to rear, radiator, built in bedroom furniture.

**Family Bathroom**  
7'11" x 7'4" (2.42 x 2.24)

Suite comprising panelled bath with mixer shower attachment, wash hand and low level wc in vanity unit with drawers beneath, heated towel rail, Upvc double glazed frosted window to rear, part tiled walls, tiled floor.



**Outside**

The property is approached over a private driveway serving this and one other property.

Accessed via an electric double gate with driveway leading to numerous parking area and double garage.



### Formal Gardens

Formal established well maintained gardens to the front elevation incorporating mature trees and shrubs with views over the surrounding countryside.

Raised front patio with stone balustrade with courtesy lighting.

Side paths lead to the rear garden area laid to lawns with Aluminium framed Greenhouse.

The rear garden offers a timber framed covered Pergola with brick floor leading out onto two decked patio areas with views over the surrounding countryside and woodland area, with external power, courtesy lighting and cold water tap.

Hedged boundaries surround the property giving a private and secluded feel.



### Services

We believe all mains services are connected with drainage by private means.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Measurements

All measurements given are approximate and are 'maximum' measurements.





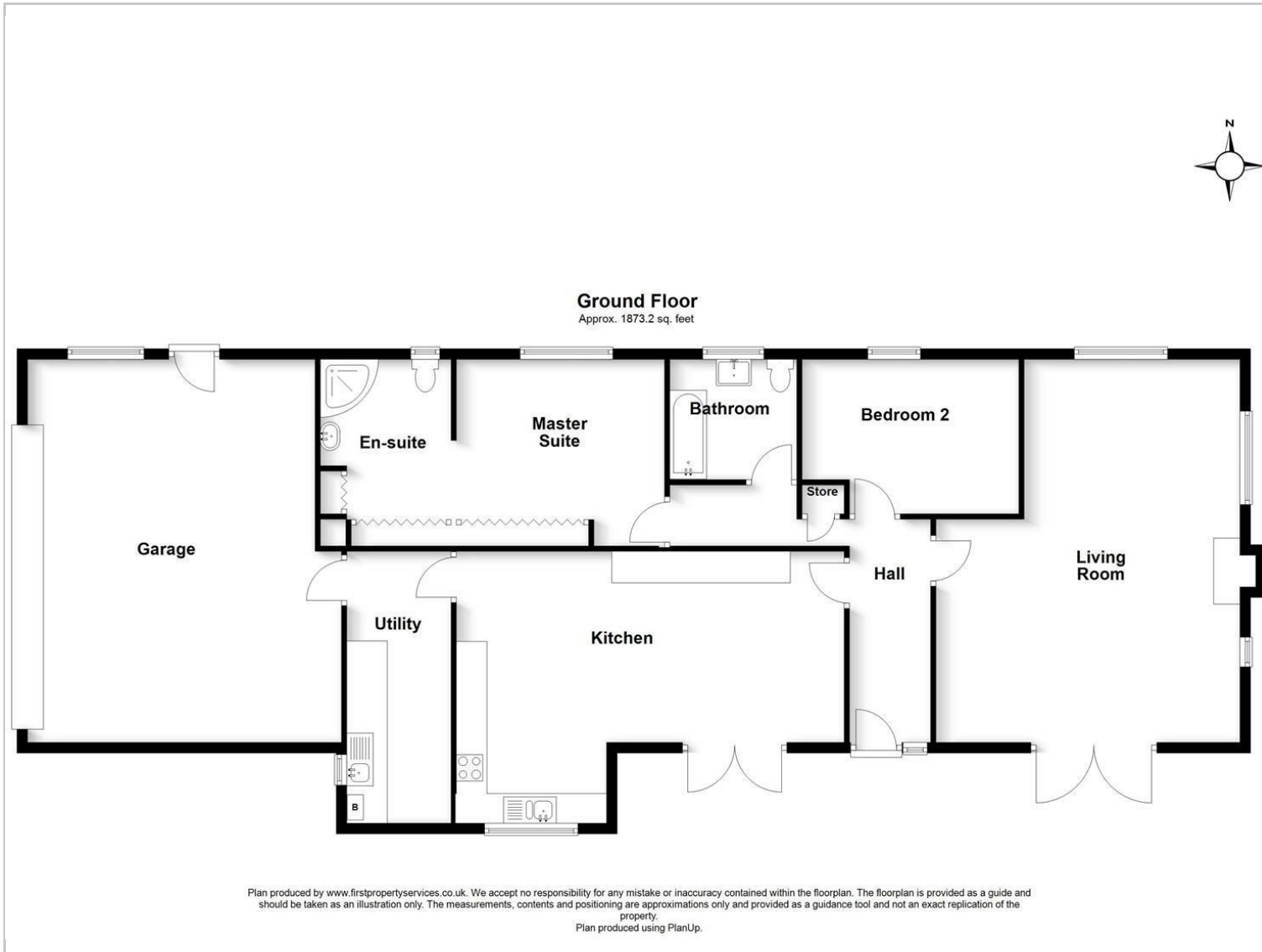
# Floor Plan

## Please Note

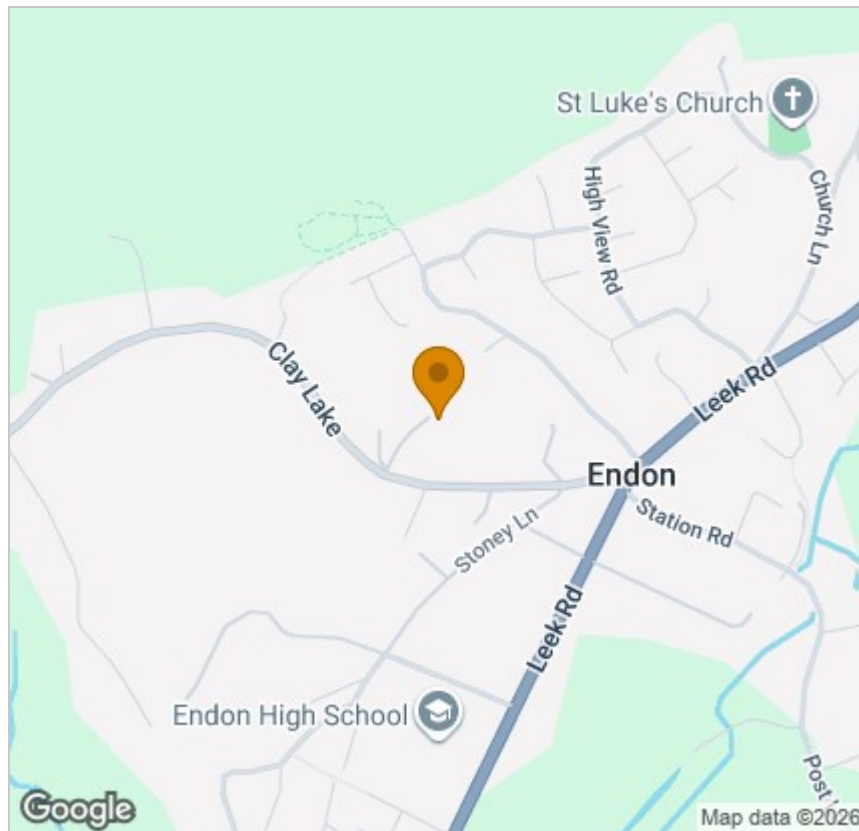
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Wayleaves

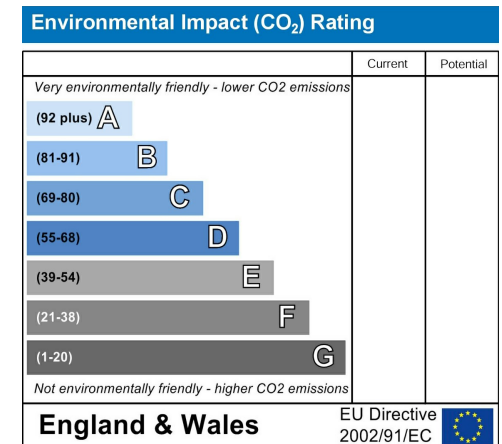
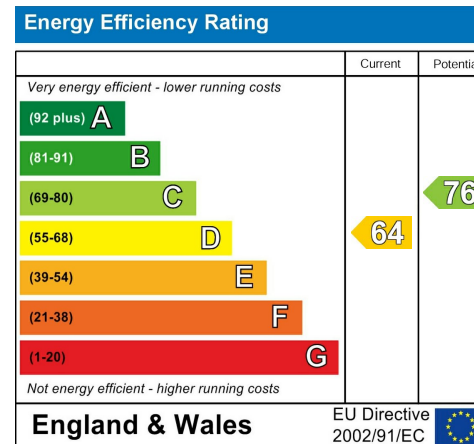
The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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