



Clay Lake | Endon | Stoke-on-Trent | ST9 9DD

Offers in excess of £1,000,000

**SUBSTANTIAL FAMILY HOME, POTENTIAL DEVELOPMENT OPPORTUNITY, FANTASTIC LOCATION.**

This impressive family home occupies a large plot (approx 1.75 acre) within a highly desirable and much sought after residential location. The property requires selective modernisation throughout offering purchasers the unique opportunity to create their ideal home or potential for development (subject to necessary planning consent) The accommodation comprises, entrance hall, cloakroom w/c, three reception rooms, kitchen, utility, three double bedrooms, large games room, ensuite and family bathroom. Driveway providing ample parking, car port, large garage, timber summer house / office, extensive gardens and woodland. No upward chain, viewings are strongly recommended.



## Property Description

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### HALLWAY

Entrance door to the front elevation, radiator, coving to the ceiling and staircase leading to the first floor.

### CLOAKROOM W/C

Low level w/c, wall mounted wash hand basin, radiator, tiled walls, window to the front elevation and upvc double glazed window to the side elevation.

### LIVING ROOM

18' 7" x 17' 9" (5.66m x 5.41m) Feature fire surround with a marble hearth, radiator, window to the front elevation, feature bow window to the side elevation and upvc double glazed windows to the rear elevation.

### DINING ROOM

17' 3" x 11' 3" (5.26m x 3.43m) Radiator, upvc double glazed window to the side elevation and double glazed sliding patio doors overlooking the rear garden.

### KITCHEN

18' 3" x 12' 3" (5.56m x 3.73m) Fitted base units with work surfaces above incorporating stainless steel sink and single drainer unit. Built in electric oven, inset electric hob, plumbing for a dishwasher, radiator, walk in pantry and upvc double glazed window to the rear elevation.

### BREAKFAST ROOM

11' 6" x 11' (3.51m x 3.35m) Radiator and window to the front elevation.

### LAUNDRY / UTILITY

18' 5" x 13' 1" (5.61m x 3.99m) Stainless steel sink and single drainer unit, radiator, tiled walls, two built in storage cupboards, plumbing for a washing machine, vent for a tumble dryer, double glazed sliding patio doors leading to the rear garden, upvc double glazed window to the rear and single glazed entrance door to the side elevation.

### FIRST FLOOR LANDING

Airing cupboard, coving to the ceiling, loft access, two radiators, windows, upvc double glazed box bay window and full length feature window to the front elevation.

### BEDROOM ONE

17' 8" x 17' 7" (5.38m x 5.36m) Radiator, feature bow window to the side elevation and windows to the front and rear elevations.

### BEDROOM TWO

18' 2" x 11' 2" (5.54m x 3.4m) Vanity wash hand basin, radiator and upvc double glazed window to the rear elevation.

### BEDROOM THREE

11' 6" x 10' 11" (3.51m x 3.33m) Fitted wardrobe, radiator and archway leading to the ensuite.

## ENSUITE

16' 6" x 6' 3" (5.03m x 1.91m) Shower cubicle, vanity wash hand basin, radiator and double glazed sliding patio doors overlooking the rear garden.

## GAMES ROOM / BEDROOM

28' 4" x 18' 3" (8.64m x 5.56m) Built in storage cupboard, three radiators and upvc double glazed windows to the side and rear elevations.

## BATHROOM

14' 3" x 8' 11" (4.34m x 2.72m) Walk in shower cubicle, Jacuzzi style panelled bath, pedestal wash hand basin, radiator, tiled walls and window to the front elevation.

## SEPARATE W/C

Low level w/c, tiled walls and window to the side elevation.

## EXTERIOR

To the front of the property there is a driveway providing ample parking for several vehicles, leading to a large garage and car port at the side of the property. The gardens surrounding the property are mainly laid to lawn with an abundance of mature trees and shrubs, spacious paved patio area, feature pond, timber storage shed, summer house/office and extensive woodland area beyond.

## GARAGE

23' 8" x 17' 10" (7.21m x 5.44m) Electric roller door, power points, lighting, windows and entrance door to the side elevation. Separate w/c with low level w/c, wall mounted wash hand basin, tiled walls and window to the side elevation.

## GENERAL INFORMATION

### Viewings

By prior arrangement with Louis Taylor.

Please telephone 01782 622677 to arrange a mutually convenient appointment.

## Fixtures and Fittings

Nothing in these sales details is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (wired or not), gas fires or light fittings, or any other fixtures and fittings not expressly included, form part of the property being offered for sale. The services and appliances have not been tested.

## Measurements

Please note room sizes shown are only intended as an approximate guide, and should not be relied upon. When ordering carpets or fittings you should always have the areas measured by the appropriate supplier.

## Photos

Photos are reproduced for general information and it must not be inferred that any item is included for sale with the property.

## Purchasing Procedure

(Placing your offer) All offers should be made to the sole selling agent at our Newcastle branch. This procedure is part of our agreement to the seller and should be carried out before contacting a bank, building society or solicitor. Any delay may result in the property being sold to someone else, and survey/legal costs being unnecessarily incurred. These sales particulars are provided as a general outline and are for guidance only, and do not form any part of an offer or contract. Intending buyers should not rely on them as statements of fact. No one working at Louis Taylor has the authority to make or give any representation or warranty in respect of the property.

## Market Appraisal

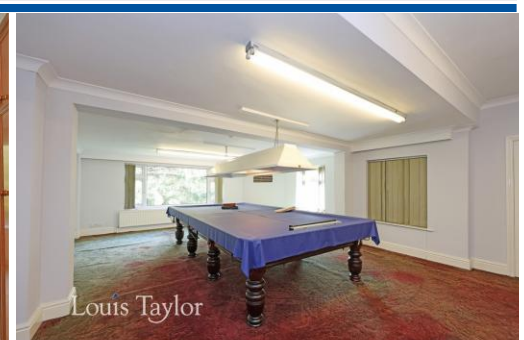
Thinking of selling? Established 1877 Louis Taylor have the local knowledge and experience to offer you a free market appraisal of your property without obligation. It is worth noting that we may already have a purchaser waiting to buy your home.

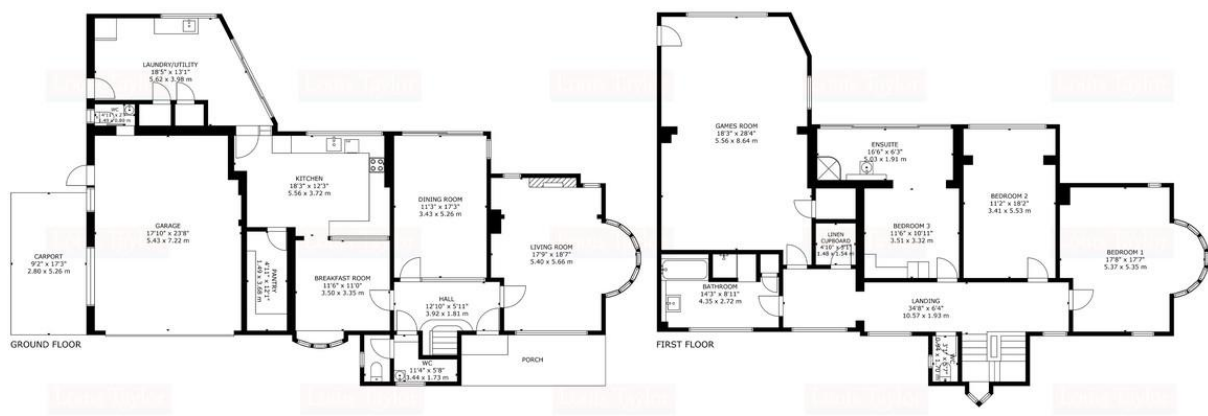
## Survey & Valuation

To be satisfied as to the condition and/or valuation of the property you are purchasing we strongly recommend that you have a professional independent survey undertaken. Louis Taylor provides a full survey and valuation service (including Energy Performance Certificates). For details please contact our Survey Department on 01782 260222.

## Agents Notes

We recommend that all interested parties should make their own enquiries relating to planning consent in order to satisfy their requirements.





GROSS INTERNAL AREA  
TOTAL: 283 m<sup>2</sup>/3,052 sq ft  
GROUND FLOOR: 121 m<sup>2</sup>/1,305 sq ft, FIRST FLOOR: 162 m<sup>2</sup>/1,747 sq ft  
EXCLUDED AREAS: GARAGE: 38 m<sup>2</sup>/413 sq ft, CARPORT: 15 m<sup>2</sup>/158 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Tenure

Freehold

## Council Tax Band

G

## Viewing Arrangements

Strictly by appointment

## Contact Details

The Estate Office  
5 King Street  
Newcastle  
Staffordshire  
ST5 1EN

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01782 622677

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements