



Clay Lake, Endon,
Stoke-on-Trent



OneAgency

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Offers in Excess of £450,000

Detached house situated in the highly desirable location of Clay Lake, Endon. The property benefits from superb established gardens with a total plot extending to approximately a third of an acre. The plot is considered suitable to extend / develop subject to the relevant consent. Viewing of this property which is offered with no chain involvement is highly recommended to appreciate the fantastic setting.





GROUND FLOOR

ENTRANCE PORCH

Double glazed door to front.

HALLWAY

Stairs to first floor, under stairs storage, radiator.

SITTING ROOM

3.49m x 4.53m (11' 5" x 14' 10") Double glazed window to front, two radiators, tiled fireplace, double glazed picture windows to rear, double glazed window to front.

LIVING ROOM

3.32m x 3.91m (10' 11" x 12' 10") Double glazed window to front, radiator, feature fireplace.

DINING ROOM

Double glazed windows to front and side, radiator, built in storage.

KITCHEN

3.70m x 2.90m (12' 2" x 9' 6") Fitted with a range of wall, base and drawer storage units, sink and drainer unit with mixer tap, fitted oven and hob with extractor fan above, radiator, double glazed window to front.

REAR LOBBY

Door to rear, access into dining room, built in storage area with wall mounted boiler, double glazed frosted window to side.

CLOAKS

WC, double glazed frosted window to rear.

DOUBLE GARAGE

4.69m x 5.47m (15' 5" x 17' 11") Up and over electric doors.

LAUNDRY

Double glazed frosted window to side and rear, plumbing for automatic washing machine, sink and drainer unit.

WORKSHOP

Window to the side.

FIRST FLOOR

LANDING

Window overlooking the rear garden.

BEDROOM ONE

Double glazed windows to the front and rear Radiator. . 3.49m x 4.54m (11' 5" x 14' 11")

BEDROOM TWO

Double glazed window to the front. Radiator. 3.30m x 3.91m (10' 10" x 12' 10")

BEDROOM THREE

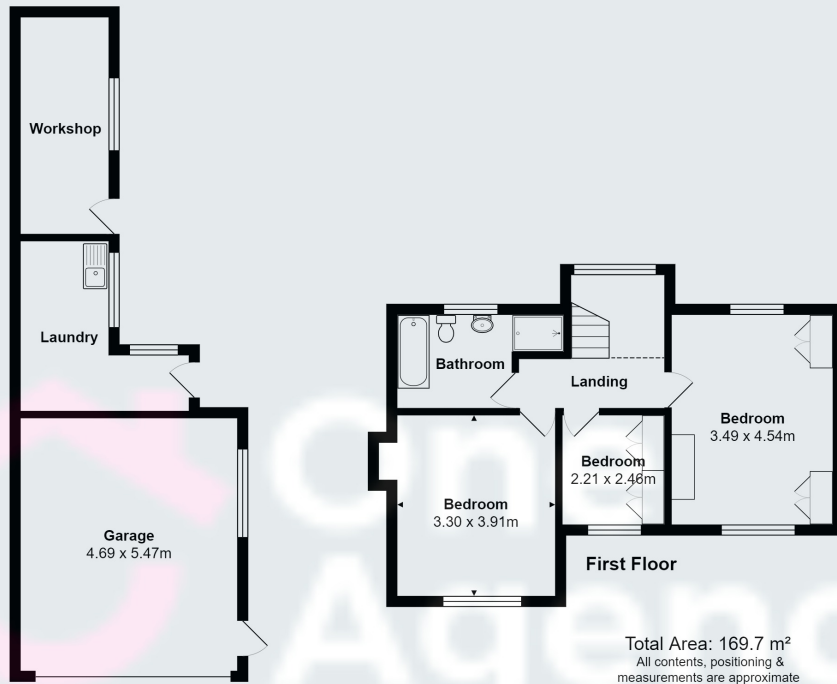
Double glazed window to the front. Radiator. 2.21m x 2.46m (7' 3" x 8' 1")

BATHROOM

Bathroom suite with separate shower cubicle.. Double glazed window to the rear.

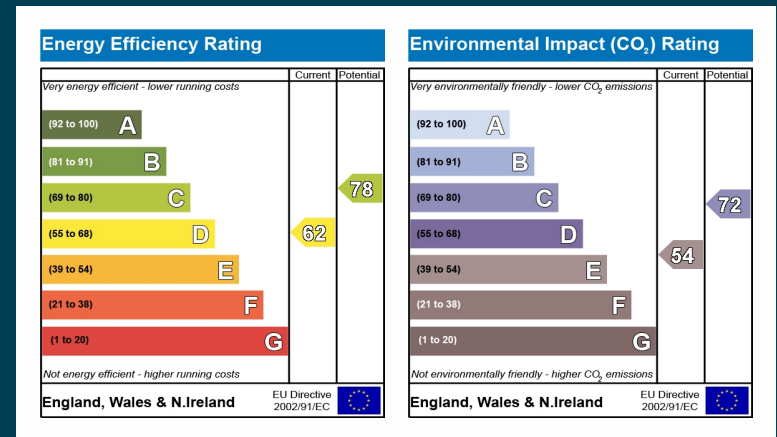
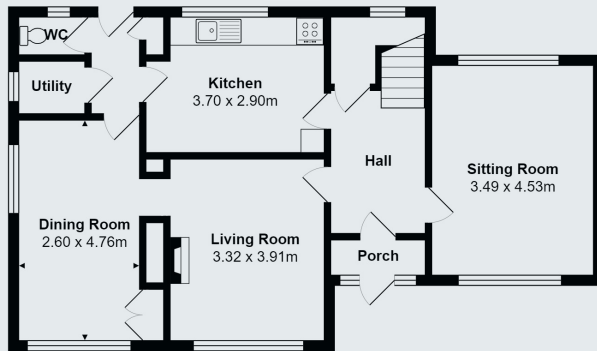
OUTSIDE

Substantial plot extending to approximately a third of an acre of superb established gardens. Double garage with laundry and workshop.



Total Area: 169.7 m²
All contents, positioning & measurements are approximate and for display purposes only

Ground Floor



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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