



High View Road,  
Endon



**OneAgency**

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# Offers in Region of £310,000

A spacious three bedroom detached house in the desirable location of Endon. This property is set at the top of High View Road, a well established & sought after area, with far reaching views over the local countryside. An ideal opportunity for someone looking to put their own stamp on a property, in need of some modernisation. Conveniently located close to Primary and Secondary schools with excellent reputations, ideal for a family home and nearby to bus routes and amenities. The property benefits from an open plan lounge/dining room, three spacious double bedrooms and a good sized rear garden. Viewing is highly advised!





#### Ground Floor

##### Hallway

1.84m x 1.81m (6' 0" x 5' 11") A UPVC front door, double glazed window, radiator and carpet flooring.

##### Guest W/C

1.20m x 0.83m (3' 11" x 2' 9") A low level W/C, double glazed window and vinyl flooring.

##### Lounge/Diner

5.78m x 5.07m (19' 0" x 16' 8") Patio sliding door to the rear, gas fireplace and surround, radiators and carpet flooring.

##### Kitchen

3.30m x 2.39m (10' 10" x 7' 10") A range of wall and base units with worktops, stainless steel sink basin, space for a cooker, space for a fridge/freezer, storage cupboard, door to the side, double glazed window and vinyl flooring.

##### Utility Room

2.55m x 2.25m (8' 4" x 7' 5") A range of base units and storage space with a stainless steel sink basin, plumbing for a washing machine and space for a dryer, double glazed window, door to the side and vinyl flooring.

#### First Floor

##### Landing

Storage cupboard with hot water tank, double glazed window, radiator and carpet flooring.

##### Bedroom One

3.68m x 3.11m (12' 1" x 10' 2") A double glazed window, radiator and carpet flooring.

##### Bedroom Two

3.10m x 3.10m (10' 2" x 10' 2") Fitted wardrobe units, double glazed window, radiator and carpet flooring.

##### Bedroom Three

5.21m x 2.44m (17' 1" x 8' 0") Double glazed windows, radiator and carpet flooring.

##### Bathroom

4.25m x 2.19m (13' 11" x 7' 2") A white suite with bath, walk in shower unit, low level W/C, range of base units for storage, hand wash basin, double glazed window, radiator and vinyl flooring.

##### Garage

5.23m x 2.34m (17' 2" x 7' 8") An electric roller door and door to the rear.

##### External

Front - A tarmac driveway for off road parking and garden with shrubs.

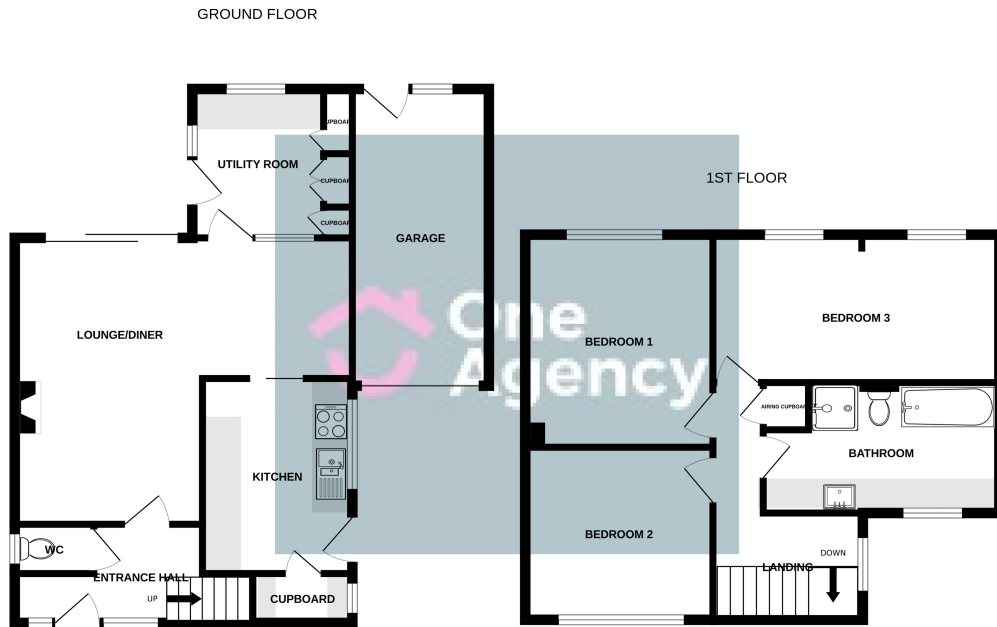
Rear - A paved patio area and lawned garden with part fence and shrub borders.

#### AGENTS NOTES

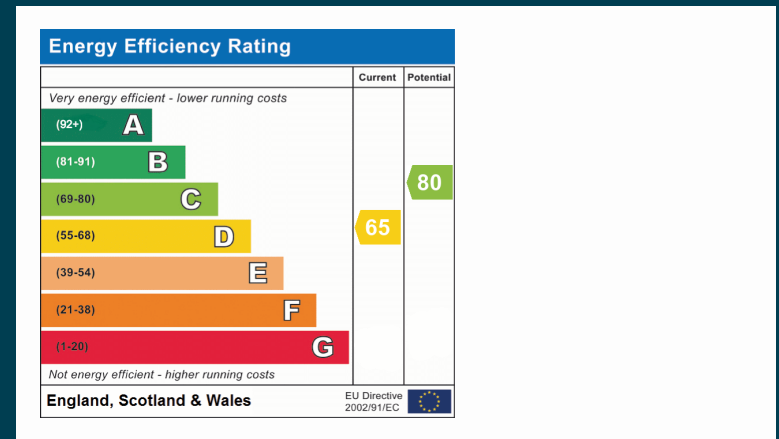
The council tax band is D. The local authority is Staffordshire Moorlands.

The gas fired central heating boiler is located in the loft.





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.  
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