

Endon Road Norton Green Stoke-On-Trent ST6 8NA



Offers In Excess Of £315,000

Endon Road, Norton Green, Stoke-On-Trent, ST6 8NA

If you're looking for SOMETHING SPECIAL, then stop and take a look -
This OUTSTANDING FOUR BEDROOM property is now ready for you -
There's TWO RECEPTION ROOMS, FAMILY BATHROOM and EN-SUITE too -
A large BREAKFAST KITCHEN and Utility -
A converted garage that must be seen-
And a good sized enclosed garden, which really will delight -
If this property sounds too good to be true -
Do not hesitate, book your viewing today, you know what to do!

They say that all good things come to those who wait! Well we are done with waiting so we have gone and found you this excellent four bedroom detached home. Rarely does such a property become available. This hidden gem is nestled away from the main road and located down a private road. Boasting family sized accommodation through-out comprises, entrance hall, WC, lounge with access into the dining room, well presented fitted breakfast kitchen and utility room. On the first floor there is a spacious landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom. The garage has been converted into a games room which will certainly keep your family entertained, suitable as office or a variety of uses. Double glazing and central heating. Benefiting from solar panels, this property really is a credit to its owner. Gardens and off road parking. Ideally located on the outskirts of the Potteries and offering easy access to the Staffordshire Moorlands and surrounding areas. Early internal inspection highly recommended.

Entrance Hall

With stairs off to the first floor. Radiator. Beautiful wood flooring.

Separate WC

8'6" x 3'5" (2.60 x 1.06)

Modern suite comprises, low level WC and wash hand basin. Radiator. Tiled flooring. Useful storage cupboard.

Lounge

17'2" into box window x 11'6" (5.25 into box window x 3.53)

Double glazed box window to the front aspect. Feature surround inset and hearth housing gas fire. Radiator. Beautiful wood flooring. Double doors with access into the dining room.

Dining Room

11'7" x 8'0" (3.54 x 2.46)

Double glazed French doors with access into the rear garden. Radiator. Beautiful wood flooring,



Breakfast Kitchen

19'5" x 10'7" (5.92 x 3.23)

Well presented fitted kitchen with a good range of wall mounted units, worktops incorporating drawers and cupboards below. Built-in four ring gas hob and built-in oven. Integral fridge/freezer and dishwasher. One and a half bowl stainless steel single drainer sink unit, mixer tap. Double glazed window to the front aspect. Radiator. Space for breakfast table. French doors with access into the rear garden. Tiled floor.

Utility Room

8'3" x 5'0" (2.52 x 1.54)

Wall mounted units, worktops with units below. Stainless steel single drainer sink unit. Double glazed window to the rear aspect. Tiled floor. Radiator,

First Floor

Landing

Spacious landing. Double glazed window to the rear aspect. Radiator.

Master Bedroom

14'11" narrowing to 11'1" x 11'6" (4.56 narrowing to 3.38 x 3.53)

Double glazed window. Built-in wardrobes. Radiator. Access to the en-suite shower room.



En-Suite Shower Room

4'4" x 3'8" (1.33 x 1.12)

Modern suite comprises, shower cubicle with complementary porcelain tiles, housing shower unit, pedestal wash hand basin and low level WC. Tiled walls. Double glazed window.

Bedroom Two

11'7" x 9'10" (3.55 x 3.00)

Double glazed window to the rear aspect. Radiator.

Bedroom Three

10'9" x 8'5" (3.30 x 2.57)

Double glazed window to the rear aspect. Radiator.

Bedroom Four

10'10" x 7'3" (3.31 x 2.21)

Double glazed window to the front aspect. Radiator.

Family Bathroom

6'8" x 6'2" (2.05 x 1.90)

White suite comprises, panelled bath with shower attachment, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to the front aspect. Radiator.



selection of maturing shrubs. Driveway providing ample off road parking. Side gated access which leads into the rear garden. To the rear elevation there is a generous sized lawn garden. Decked and paved patio/seating areas.



Converted Garage

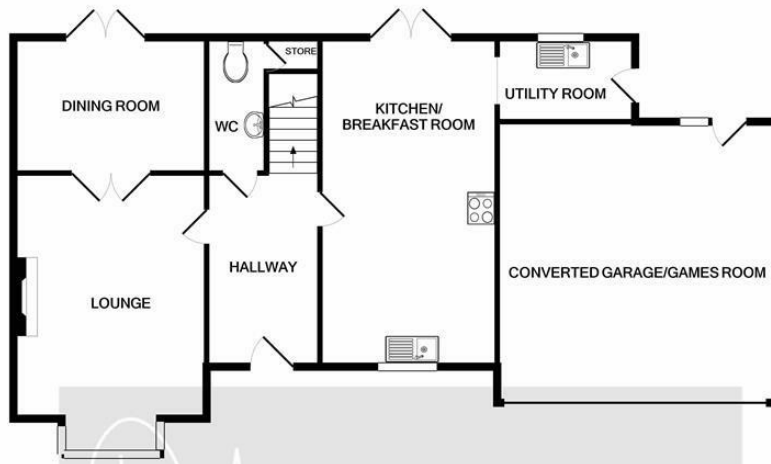
17'5" x 16'9" (5.32 x 5.13)

Formally the double garage has now been converted into a games room. Two radiators. Cupboard housing Glow worm gas central heating boiler with separate zone heating controls. Double glazed window and Upvc door to the rear aspect.

Externally

To the front elevation there is a well stock garden area with a good





GROUND FLOOR
APPROX. FLOOR
AREA 947 SQ.FT.
(87.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1562 SQ.FT. (145.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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