



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Spring Cottage Clay Lake

Endon, Stoke-On-Trent, ST9 9DE

Offers In The Region Of £550,000



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Graham Watkins & Co are pleased to offer for sale this immaculately presented four bedroom detached family home, ideally located on the sought after area of Clay Lake. The property offers lounge with double doors to the dining room being open plan into the conservatory, breakfast kitchen incorporating bespoke units and Aga, utility room off with matching units and to the first floor are three double bedrooms, master bedroom with ensuite facilities and a modern family bathroom. Spring Cottage boasts spacious living and bedroom accommodation with high quality fixtures and fittings throughout. A tarmac driveway provides ample off road parking and leads to the adjoining double garage, gated access to the rear gardens laid to an Indian stone patio with adjoining lawns and established flower borders. This family home is situated within the catchment for the highly sought after Endon Schools, also good for daily commuting. An internal viewing comes HIGHLY recommended to appreciate the accommodation and quality on offer.

Situation

Spring Cottage is situated on Clay Lake ideal for commuting to Staffordshire, motorway network, The Potteries and the popular market town of Leek. An ideal family home being within the catchment for the sought after Endon Schools.

Directions

From our Derby Street offices take the A53 Newcastle Road out of the town and through the village Longsdon and continue into Endon. After passing The Plough Inn on the right take the third turning right into Clay Lake. Spring Cottage is situated a short distance along on the right hand side identifiable by our For Sale board.

Accommodation Comprises:

Covered Porch

Entrance Hall

Staircase off, wooden floor, double glazed window to front, understairs store.

W.C

Low level lavatory, single radiator, tiled floor, wash hand basin set in a vanity unit, double glazed frosted window to front.

Lounge

21'5" x 11'11" (6.54 x 3.65)

Feature double glazed bay window to front, double glazed window to rear, fireplace incorporating multi fuel stove set on tiled hearth, two radiators, pair of double doors to dining room.

Dining Room

11'9" x 10'4" (3.59 x 3.15)

Open plan to conservatory, pair of double doors to lounge.

Conservatory

8'1" x 8'7" (2.47 x 2.64)

Being of double glazed construction set on plant display shelving, double radiator, pair of double doors to rear garden.





Breakfast Kitchen
17'6" x 10'5" (5.35 x 3.19)

Excellent range of bespoke units comprising base cupboards and drawers with matching wall cupboards, plate rack, granite work tops over having inset one and a half bowl sink unit, tiled floor, double glazed window to rear, double glazed sliding patio doors to garden, Aga providing cooking facilities and heating to the kitchen.

Utility
9'8" x 7'0" (2.96 x 2.14)

Bespoke base cupboards with inset Belfast sink having granite work tops, tiled splashbacks, tiled floor, external door to side, double glazed window to side. Built In store cupboard.



Galleried Landing

Double glazed window to front, single radiator. Built in Airing Cupboard housing newly fitted hot water cylinder.

Bedroom One
13'3" x 12'0" max (4.06 x 3.67 max)

Double glazed window to rear, single radiator.

Ensuite
6'7" x 6'0" (2.02 x 1.85)

Suite comprising corner shower cubicle incorporating Mira shower fitment, wash hand basin in vanity, low level lavatory with concealed cistern, double glazed frosted window to rear, part tiled walls, heated towel rail, tiled floor.

Bedroom Three
11'11" x 7'10" (3.64 x 2.41)

Double glazed window to front, single radiator, door to Minstrel Galleried Landing.

Minstrel Galleried Landing

Double glazed window to front. Built in cupboard.

Bathroom
8'3" x 6'1" (2.52 x 1.86)

Suite comp panelled bath with central mixer tap with shower fitment over, pedestal wash hand basin, low level lavatory, heated towel rail, part tiled walls, tiled floor, double glazed frosted window to rear.

Bedroom Two
15'8" x 10'5" (4.78 x 3.18)

Double glazed window to rear, single radiator, built in double wardrobe. Excellent range of built in bedroom furniture comprising wardrobes, dressing table and bedside cabinet.



Bedroom Four

11'0" x 8'6" (3.36 x 2.60)

Double glazed window to front, single radiator, laminate floor.
Built in wardrobe.

Externally

Front Aspect

Tarmacadam driveway providing ample off road parking, gardens laid to lawns with established borders.

Access to double garage.

Adjoining Double Garage

18'0" x 17'3" (5.49 x 5.26)

Wall mounted newly fitted Worcester boiler with Google nest system, loft with storage over being fully boarded.

Double up and over door, concrete floor, windows to side, pedestrian door to side courtyard, light and power connected.

Rear Gardens

Private and enclosed rear gardens comprising an Indian stone patio having adjoining lawns incorporating mature flower borders, timber pergola, courtesy lighting.

Inner courtyard incorporating cold water tap, courtesy light, doors to utility and garage.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Local Authority and Council Tax

We believe the council tax band is G and the local authority is Staffordshire Moorlands District Council.

Tenure and Possession

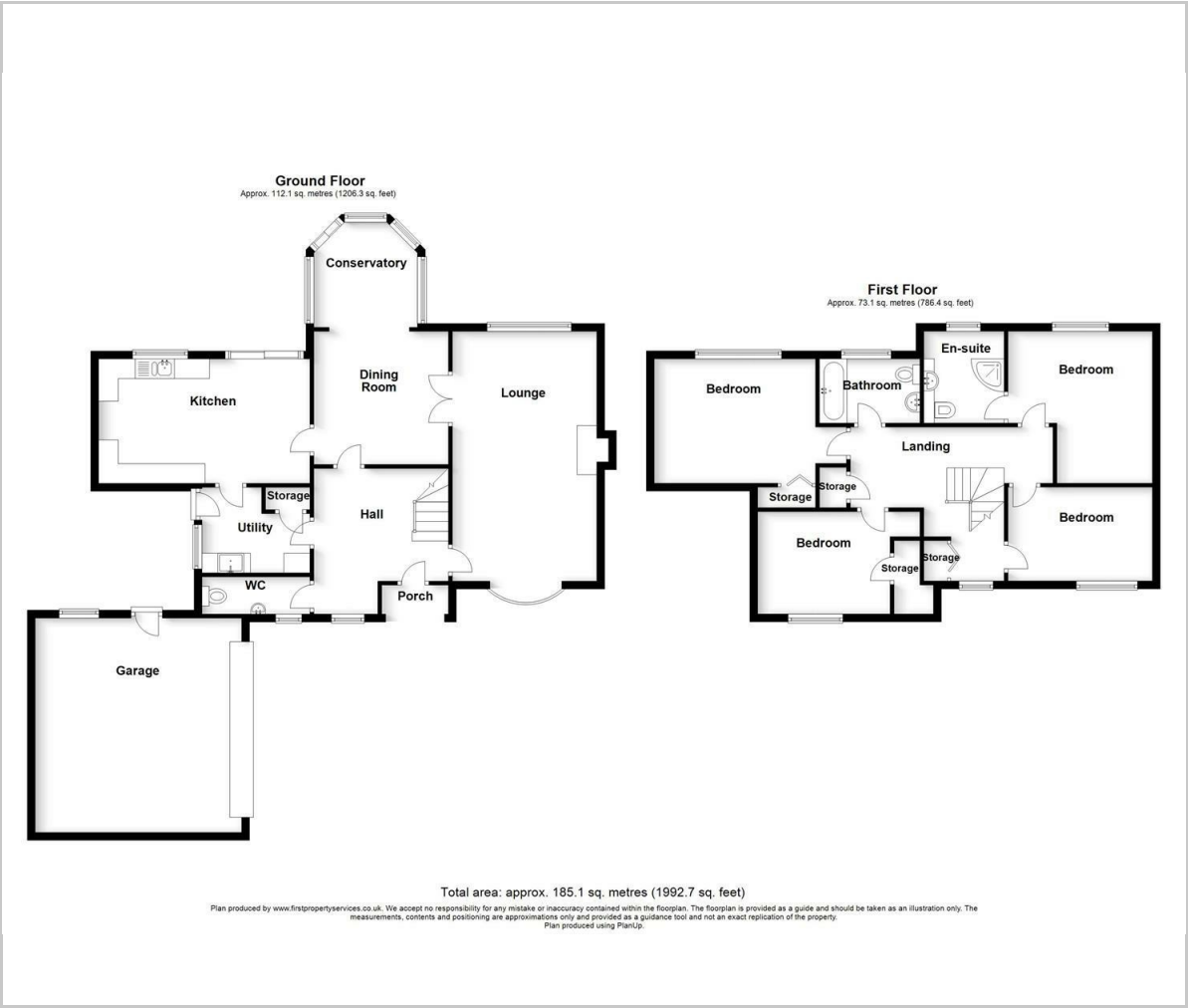
The property is held freehold and vacant possession will be given upon completion.

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.



Floor Plan



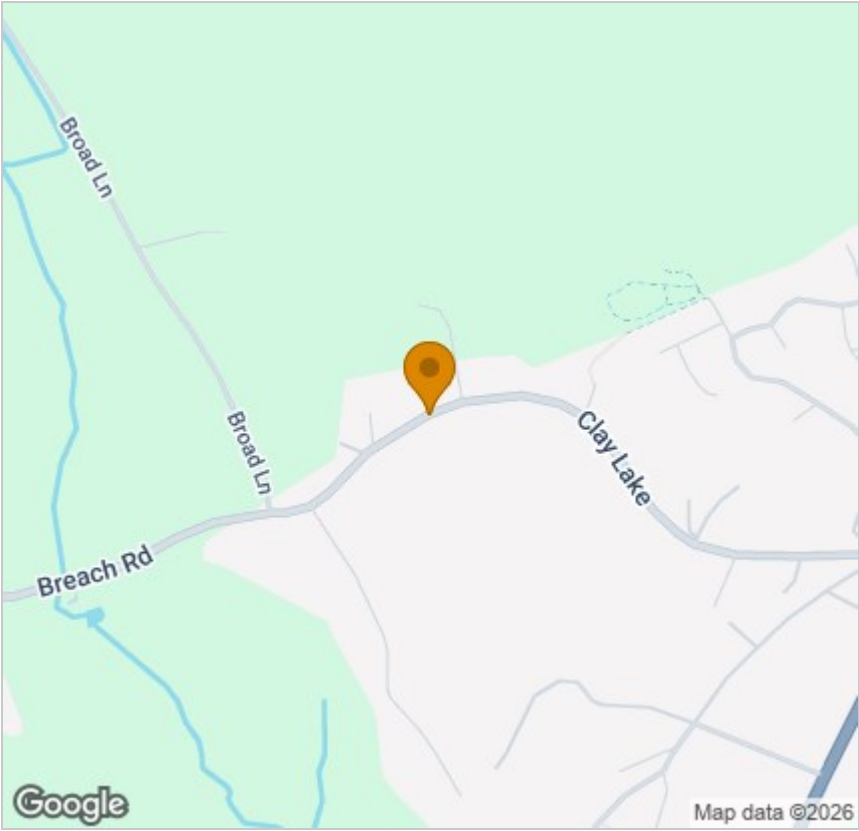
Viewing

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

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Area Map



Energy Efficiency Graph

