



Reynolds Hey, Park Lane

Endon, Stoke-On-Trent, ST9 9JB

Asking price £749,950

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GROUND FLOOR

Sitting Room

15'5" x 9'3" (4.71 x 2.84)

A composite door to the front aspect and two double glazed windows overlook the front and rear aspect. Television point and two radiators. Open fireplace. Exposed ceiling beams and engineered wooden flooring.

Lounge

20'11" x 16'2" (6.39 x 4.95)

A double glazed bay window overlooks the rear aspect and one window to the side coupled with double glazed patio doors leading out to the side. Fireplace housing multi fuel log burner. Engineered wooden flooring. Television point and two radiators.

Family Room

15'11" x 14'7" (4.86 x 4.45)

double glazed windows overlook the front and side aspect. Radiator, exposed ceiling beams and engineered wooden flooring. Television point.

Kitchen

16'1" x 13'8" (4.91 x 4.18)

Double glazed windows to the front and side aspects. The kitchen is open into the conservatory. Fitted with a range of wall and base storage units with inset Karran sink unit and side drainer with waste disposal. Coordinating granite work surface areas and partly tiled walls. Integrated appliances include a double electric oven, double gas hob with cooker hood above, dishwasher and fridge. Pantry cupboard storage. Exposed oak beams. Under floor heating and ceiling spotlights.

Conservatory

12'2" x 11'10" (3.73 x 3.63)

A UPVC conservatory with double glazed windows to the rear and side aspect and patio doors leading out to the rear garden. Tiled flooring and under floor heating. Television point and radiator.

Utility Room

9'0" x 5'8" (2.75 x 1.74)

A double glazed window overlooks the rear aspect. Fitted

with wall and base storage units. Space for fridge/freezer and plumbing for washing machine and tumble dryer. Loft access hatch. Fully tiled walls and flooring.

Side Entrance Hall

10'2" x 4'5" (3.10 x 1.36)

The property has a double glazed entrance door to the front aspect. Tiled flooring. Cupboard housing boiler.

Cloakroom

6'4" x 4'7" (1.94 x 1.40)

A double glazed window overlooks the side aspect. Low level W.C and vanity wash hand basin. Tiled flooring. Vertical mirrored radiator. Extractor fan.

Hallway

10'1" x 6'5" (3.08 x 1.96)

Stairs leading to the first floor with bespoke under stairs storage. Engineered wooden flooring and radiator.

FIRST FLOOR

First Floor Landing

Double glazed windows to the rear aspect. Two storage cupboards one housing water tank and loft hatch access. Two radiators.

Master Bedroom

25'0" x 15'10" (7.63 x 4.84)

Two double glazed windows overlooks the front aspect and one to the rear. Fitted with a range of fitted wardrobes with matching drawer units. Television point. Ceiling spotlights and three radiators.

Master En-Suite Bathroom

12'4" x 9'4" (3.76 x 2.85)

A double glazed privacy glass window overlooks the rear aspect. Fitted with a suite comprising freestanding oval bath with mixer shower tap over, Double sit in shower unit with double waterfall shower heads, His and hers vanity hand wash basins and low level W.C. Fitted storage cupboard, two mirrored vertical radiators and electric towel rail. Fully tiled walls and flooring and electric blind. Ceiling spotlights. Extractor fan.

Bedroom Two

15'11" x 13'10" (4.87 x 4.22)

Two double glazed windows overlooks the front and rear aspect. Two radiators. Television point.

Bedroom Two En-Suite

5'5" x 5'1" (1.67 x 1.55)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Fully tiled walls and tiled flooring. Extractor fan and heated towel rail. Ceiling spotlights.

Bedroom Three

15'4" x 9'3" (4.69 x 2.83)

A double glazed window overlooks the front and side aspect. Radiator.

Bedroom Three En-Suite

7'2" x 6'3" (2.20 x 1.91)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Fully tiled walls and flooring. Ceiling spotlights and radiator. Extractor fan.

Bedroom Four

12'2" x 10'3" (3.73 x 3.126)

Two double glazed windows overlook the rear aspect. Two radiators.

Bedroom Four En-Suite

10'2" x 3'5" (3.11 x 1.06)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Fully tiled

walls and flooring. Ceiling spotlights and radiator. Extractor fan.

Bedroom Five

12'0" x 11'4" (3.66 x 3.47)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Five En-Suite

9'0" x 2'8" (2.76 x 0.83)

Fitted with a suite comprising electric shower unit, low level W.C and wash hand basin. Fully tiled walls and flooring. Ceiling spotlights. Extractor fan.

Office/Study

9'5" x 6'11" (2.88 x 2.12)

Skylight to ceiling. Laminate flooring and radiator.

EXTERIOR

To the front there is a large driveway laid with Indian stone and tarmac with ample off road parking and two electric gates to give access to the property. The frontage is bordered with lawn and shrubbery. Bin store housing oil tank. To the rear the garden is south facing with laid mainly to lawn with panoramic open views over countryside. Three Indian stone patio seating areas. Septic tank.

Double Garage

24'5" x 19'4" (7.45 x 5.91)

One up and over door and one electric door. Four double glazed windows overlook the side and rear aspects. Power and lighting.





First Floor

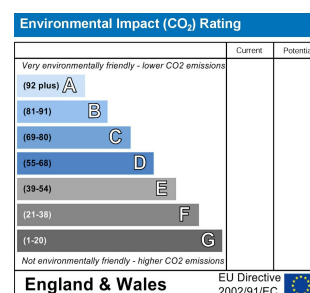
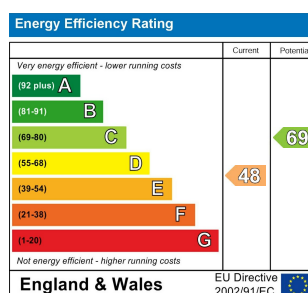


Ground Floor

All measurements are approximate and for display purposes only

Viewing

Please contact our dunn & rate Estate Agents Office on 01782 789369 if you wish to arrange a viewing appointment for this property or require further information.



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