

**Brook Lane Endon Stoke-On-Trent ST9 9EZ**



**Offers In The Region Of £580,000**



## Brook Lane, Endon, Stoke-On-Trent, ST9 9EZ

From little acorns mighty Oak Trees grow  
Just take a look at this stunning property we're delighted to show  
On BROOK LANE this DORMER DETACHED BUNGALOW sits  
Stunningly presented all through, you'll feel like you're at the Ritz!  
Master bedroom with STYLISH en-suite  
FOUR further Beds, this property is certainly a treat!  
Delightful gardens, driveway and spacious garage to complete  
And with STUNNING VIEWS this property you will not beat!  
So if this sounds like the perfect home for you  
Waste no time, call the team at Debra Timmis to view!

Debra Timmis Estate Agents are delighted to offer for sale this stunning individually designed dormer detached bungalow. Rarely will you come across such a fabulous opportunity in the sought-after location in ENDON. This spacious bungalow is both unique and offers versatile accommodation comprises, a beautifully decorated L-shaped hallway, stylish lounge with Bi-folding doors. Bespoke fitted breakfast/kitchen, lobby, utility room, master bedroom with en-suite shower room, Stylish family bathroom, four further bedrooms and separate WC. Generous gardens, ample off road parking and garage to complete this amazing property. Double glazing and central heating. Internal inspection is highly recommended.

### Entrance Hall

Welcomed by a stylish composite door into this spacious L-shaped hallway. Feature wood paneling to walls. Two double glazed windows. Part tiled and part parquet flooring. Useful storage cupboard. Stairs off to the first floor.

### Lounge

20'4" x 11'11" (6.22 x 3.65)

Stunning lounge with feature fire surround inset and hearth housing fire. Part feature paneling to walls. Fitted contemporary bookcase/shelving with cupboards below. Bi-folding doors with access into the rear garden. Panelled radiator.

### Breakfast Kitchen

21'3" max 14'10" narrowing to 9'11" (6.50 max 4.54 narrowing to 3.03)

Arguably the most significant room in any home this stunning bespoke fitted kitchen has a range of contemporary wall and base units, Pull-out larder unit. Bin storage. Breakfast Island. Integrated appliances include fridge and dishwasher. Space for range style cooker. Extractor hood. Belfast sink, mixer tap with granite drainer. Part tiled splash backs. Inset ceiling spot lights. Sky light. Four double glazed windows allowing plenty of light. Tiled flooring with under floor heating. Two panelled radiators. Personal door access to the garage.



### Lobby

With composite stable door with access into the rear garden. Tile flooring.

### Utility Room

6'8" x 5'10" (2.04 x 1.80)

Double glazed window. Plumbing for automatic washing machine. Space for tumble dryer. Stainless steel sink with single drainer. Wall mounted units and wine rack. Tile flooring.

### Master Bedroom

16'7" x 11'10" (5.08 x 3.61)

Double glazed window to the rear aspect. Built-in wardrobe. Radiator. LVT flooring. Part feature panelling to walls. Access to the en-suite shower room.



### En-Suite Shower Room

9'4" x 4'0" (2.87 x 1.24)

Stylish contemporary suite comprising, walk-in shower cubicle housing mains showers, combination vanity wash hand basin and WC unit. Tiled walls. LVT flooring. Double glazed. Feature towel radiator.

### Bedroom Two

11'11" x 10'10" (3.65 x 3.31)

Double glazed window. Radiator. Parquet flooring.

### Bedroom Three

10'10" x 8'10" (3.31 x 2.70)

Two double glazed windows. Radiator. Parquet flooring.

### Family Bathroom

9'0" x 5'9" (2.76 x 1.76)

Stylish contemporary suite comprising, panelled bath with mains shower over, combination vanity wash hand basin and WC unit. Tiled walls. LVT flooring. Double glazed window. Inset ceiling spot lights.





To the front of the property there is a large paved driveway providing ample off road parking with access to the garage. Lawn garden with maturing trees and shrubs. Gated side access to a good sized rear garden with large patio/seating area. Lawn garden with an additional patio/seating area. Enclosed by hedges.

## First Floor

### Landing

Double glazed window with far reaching views. Built-in storage/wardrobe. Radiator.

### Bedroom Four

11'5" max x 8'7" (3.49 max x 2.64)

Double glazed window. Radiator. Under eaves storage.

### Bedroom Five

9'8" x 8'2" (2.96 x 2.49)

Double glazed window. Radiator.

### Separate WC

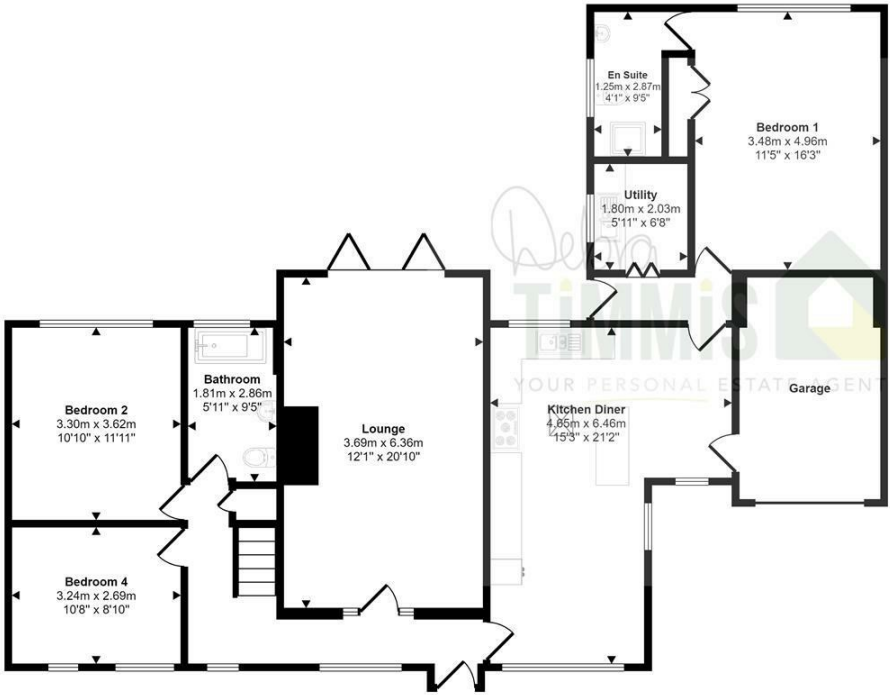
4'0" x 3'10" (1.23 x 1.17)

Double glazed window. combination vanity wash hand basin and WC unit. Part tiled walls. LVT flooring.

## Externally

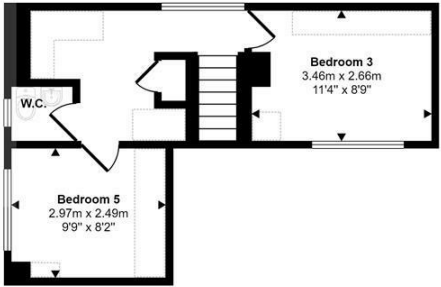


Approx Gross Internal Area  
159 sq m / 1706 sq ft



Ground Floor  
Approx 129 sq m / 1391 sq ft

Denotes head height below 1.5m



First Floor  
Approx 29 sq m / 315 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Tenure: Freehold  
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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