



Hampshire Close, Endon, ST9 9HJ.  
Offers in the Region Of £269,500

Est. 1930  
**Whittaker**  
**& Biggs**

# Hampshire Close, Endon, ST9 9HJ.

An immaculate three bedroom detached property situated in the ever popular sought after village of Endon and offer a modern open plan layout, attractive fitted kitchen, ground floor and first floor shower / bathroom, integral garage and stunning landscaped rear gardens. The property is a great family home and within close proximity to local schools, public houses and public transport.

You are welcomed into the home via the kitchen / dining area, within the kitchen are units to the base and eye level, breakfast bar, ceramic work surfaces, contemporary style extractor fan, four ring induction hob, electric oven, combination microwave / grill, integral dishwasher, integral fridge and freezer.

The dining area has ample room for a dining table with chairs but also provides access to the 10 ft living area. To the ground floor is a modern shower room comprising of a walk in shower, built in cistern and vanity wash hand basin. A garage / utility area completes the ground floor accommodation.

To the first floor are well proportioned bedrooms, bedroom one and two are of particular note having built in wardrobes. The family bathroom has a panelled bath with shower over, lower level WC and pedestal wash hand basin.

Externally the property is approached via a stone flagged driveway and has an area laid to slate chippings and artificial lawn. To the rear is tired garden with entertaining in mind having an excellent wooden decking area, area laid to slate chippings area laid to artificial lawn with mature plants and shrubs.

A viewing is highly recommended to appreciate this homes position, spacious accommodation, quality and specification on offer.

## Situation

An ideal family home being within the catchment for the ever popular Endon Schools and local village amenities. Good commuting to The Potteries, Motorway Network or the market town of Leek.



**Kitchen / Dining Room** 11' 1" x 20' 0" (3.37m x 6.10m)  
UPVC double glazed double patio doors to the rear elevation, UPVC double glazed window to the side elevation, wall length grey radiator, grey radiator, units to the base and eye level, ceramic work surfaces, four ring induction hob, extractor fan, electric oven, electric combination microwave / grill, warming draw, inset stainless steel sink, chrome mixer tap, integral dishwasher, integral fridge / freezer.

**Living Room** 10' 4" x 11' 4" (3.15m x 3.45m)  
UPVC double glazed window to the front elevation, grey radiator, staircase to the first floor.

**Shower Room** 6' 8" x 6' 8" (2.03m x 2.03m)  
Walk in shower, lower level WC, vanity wash hand basin, chrome ladder radiator.

**Integral Garage** 9' 9" x 8' 4" (2.98m x 2.53m)  
Up and over door to the front elevation, UPVC double glazed window to the side elevation, light and power connected.

## First Floor

**Landing**  
UPVC double glazed window to the side elevation, loft access.

**Bedroom One** 8' 6" x 11' 1" (2.58m x 3.37m)  
UPVC double glazed window to the front elevation, radiator, built in wardrobes.

**Bedroom Two** 7' 10" x 10' 7" (2.38m x 3.23m)  
UPVC double glazed window to the rear elevation, radiator, built in wardrobes.

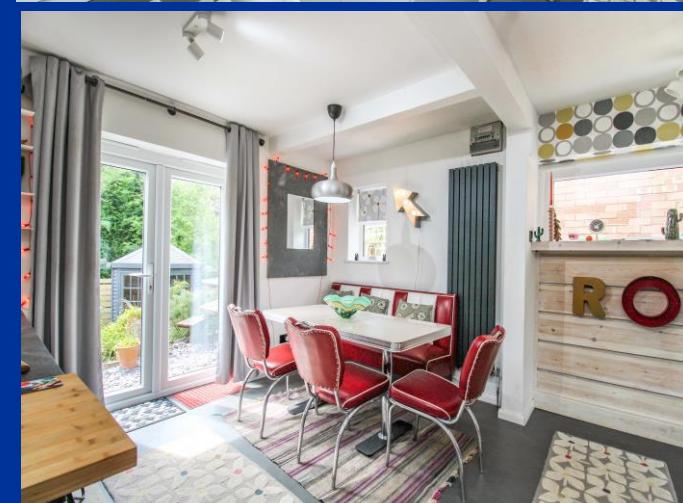
**Bedroom Three** 6' 5" x 8' 4" (1.96m x 2.55m)  
UPVC double glazed window to the side elevation, radiator.

## Bathroom

UPVC double glazed window to the side elevation, radiator, panelled bath with shower over, lower level WC, pedestal wash hand basin.

## Externally

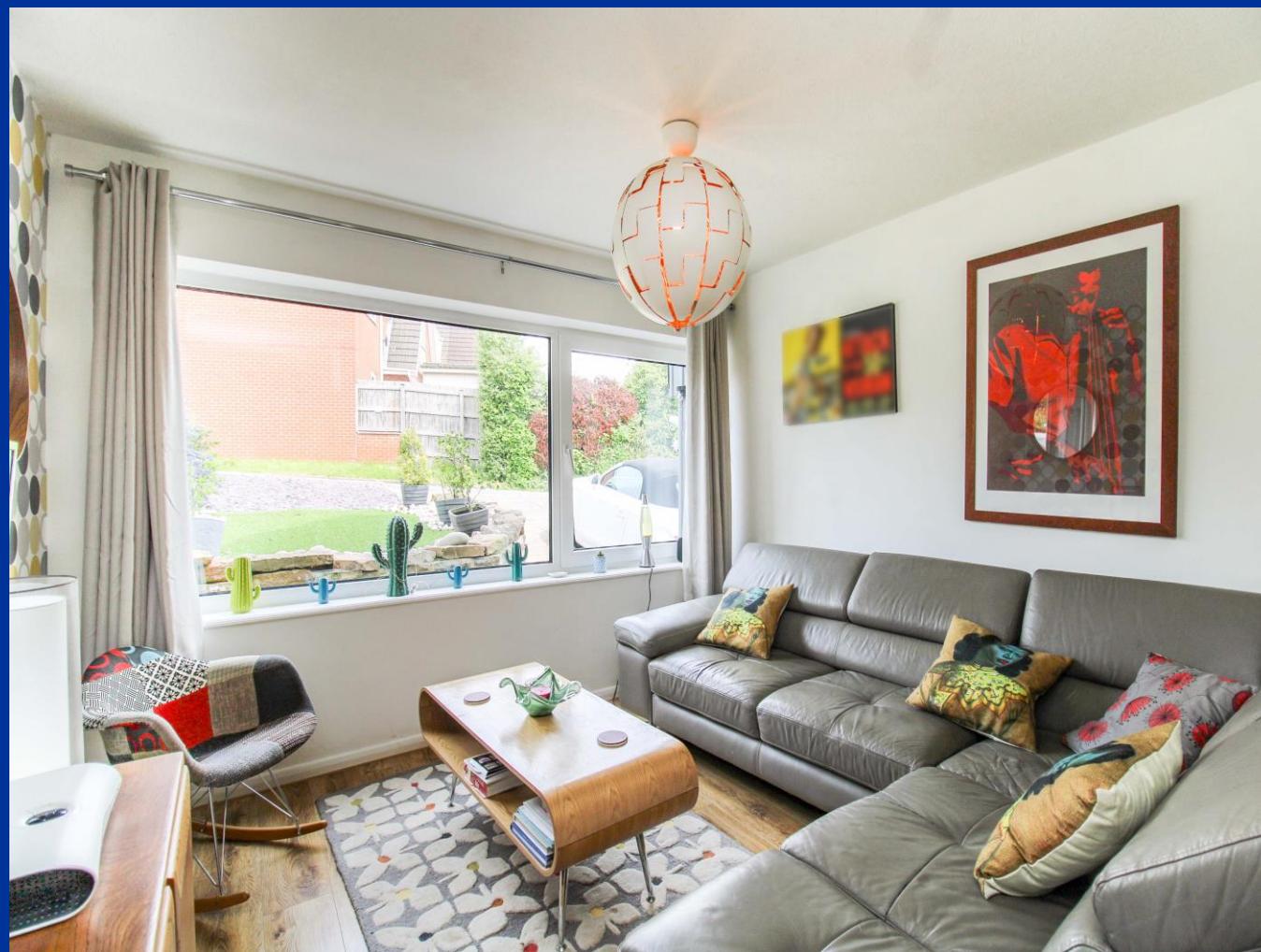
To the frontage, stone flagged driveway, area laid to artificial lawn, area laid to slate chippings. To the rear, area laid to slate chippings, area laid to artificial lawn, wooden decking area, fenced boundaries, mature trees, plants and shrubs.



Note:  
Council Tax Band: D

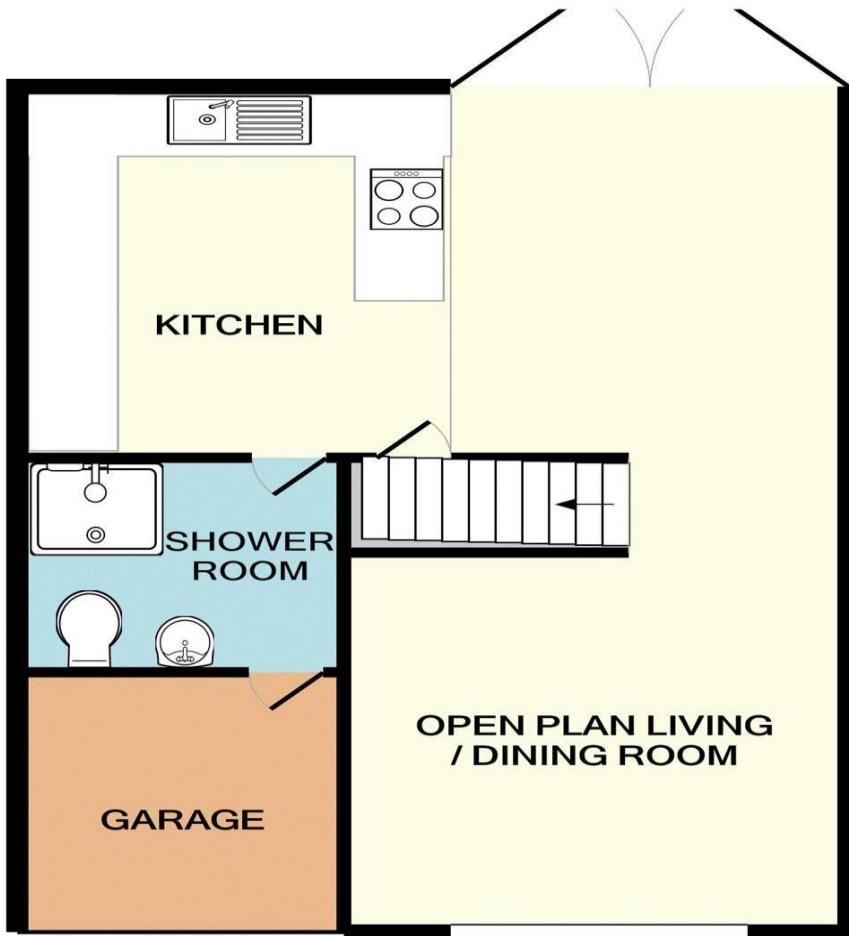
EPC Rating: D

Tenure: believed to be Freehold

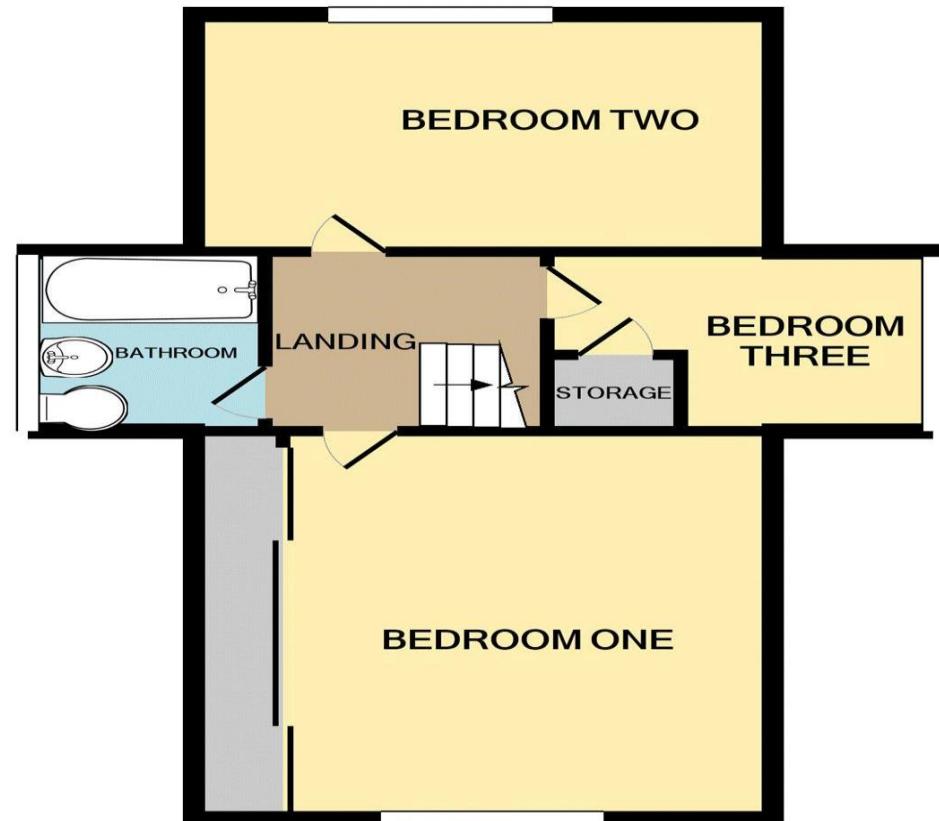








GROUND FLOOR  
APPROX. FLOOR  
AREA 494 SQ.FT.  
(45.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 369 SQ.FT.  
(34.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 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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