



Brook Lane, Endon Village, ST9 9EZ.  
Offers in the Region Of £425,000

Whittaker  
& Biggs

Est. 1930



## Brook Lane, Endon Village, ST9 9EZ.

This three double bedroom detached home is beautifully presented throughout, having character and charm in abundance and spacious accommodation over two floors. Nestled on a substantial plot with impressive front and rear gardens and off road parking for at several vehicles to the rear, this is an ideal family home. Beautiful views can be admired to the rear, with an open aspect overlooking the neighbouring countryside. You're welcomed into this home via the entrance hallway, laid with minton tiled floor, cornicing, patio doors leading to the garden and ground floor shower room. Two sizeable reception rooms, the living and dining room both incorporate bay windows and both rooms having a feature fireplaces. The property has an extensive breakfast kitchen with a range of units to the base and eye level, electric oven, four ring gas hob, integral dishwasher and plumbing for a washing machine. To the first floor are three bedrooms, all having fitted wardrobes. The family bathroom has a panel bath, WC and vanity wash hand basin. Externally to the frontage is a tarmac driveway with stocked borders and area laid to lawn. The rear garden is available at the side of the property with the rear garden being mainly laid to Indian stone, vegetable patch and area laid to lawn with well stocked borders. The garage is an impressive 16.9 ft with a up and over door having light and power connected. A viewing is highly recommended to appreciate this homes desirable original features, position, views, plot and spacious accommodation.

### 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.





### Hallway

Wood glazed door to the front elevation, wood glazed window to the front elevation, UPVC double glazed patio doors to the side elevation, tiled flooring, cornicing, radiator, staircase to the first floor.

### Living Room 12' 0" x 22' 9" (3.65m x 6.94m)

Wood double glazed bay window to the side elevation, two radiators, cornicing, ceiling rose, gas fire set on marble hearth, surround and wood mantle.

### Dining Room 12' 0" x 15' 10" (3.65m x 4.82m)

Wood glazed bay window to the side elevation, wood glazed patio doors to the side elevation, radiator, cornicing, ceiling rose, coal fire.

### Kitchen 13' 11" x 15' 0" (4.23m x 4.56m)

UPVC double glazed door and window to the front elevation, UPVC double glazed window to the side elevation, radiator, good range of units to the base and eye level, electric double oven, four ring gas hob, extractor above, ceramic one and half bowl sink unit with drainer and chrome mixer tap, tiled splashbacks, integral Bosch dishwasher, plumbing for washing machine.

### Shower Room 5' 3" x 7' 0" (1.61m x 2.14m)

UPVC double glazed window to the front elevation, double shower cubicle, lower level WC, vanity wash hand basin, chrome heated ladder radiator.

### First Floor

#### Landing

Wood glazed window to the front elevation.

### Bedroom One 12' 0" x 19' 5" (3.67m x 5.93m)

UPVC double glazed window to the side elevation, radiator, fitted wardrobes, dressing table.

### Bedroom Two 12' 4" x 12' 3" (3.75m x 3.74m)

UPVC double glazed window to the side elevation, radiator, fitted wardrobes, dressing table.

### Bedroom Three 7' 6" x 15' 5" (2.28m x 4.70m)

UPVC double glazed window to the side and front elevation, radiator.

### Bathroom 7' 5" x 8' 2" (2.25m x 2.48m)

UPVC double glazed window to the side elevation, panelled bath, lower level WC, vanity wash hand basin, storage cupboard, radiator, loft access.

### Outside

Externally to the front is tarmacadam driveway, car port, access to the garage, vegetable patch, stone slabbed walkway, greenhouse, hedged boundaries, Indian stone patio with feature lighting.

### Rear Garden

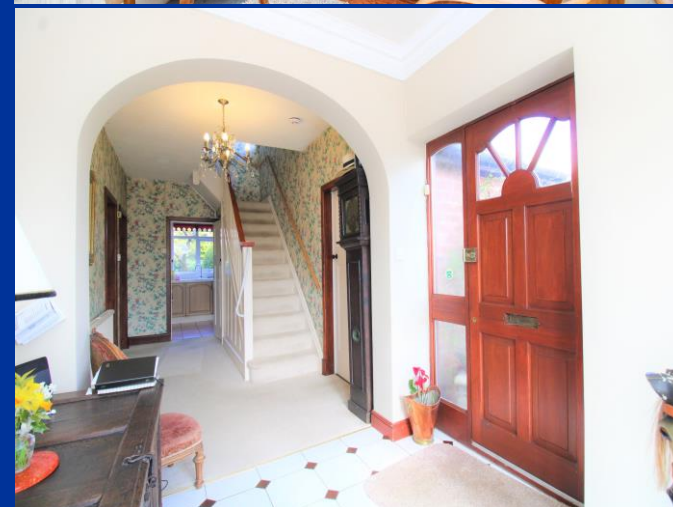
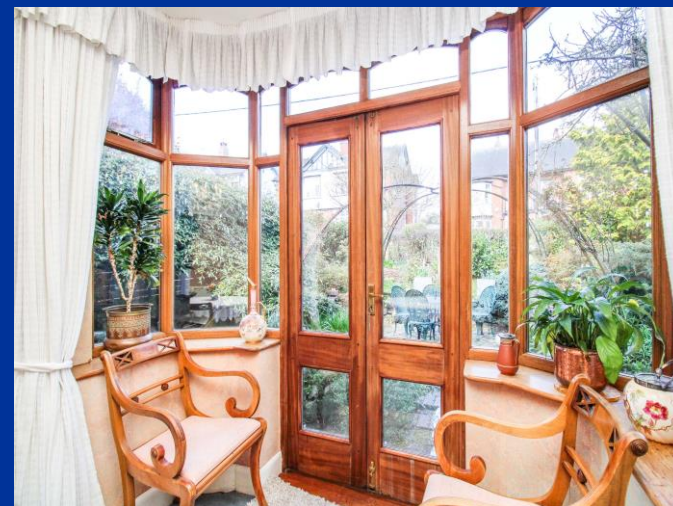
Area laid to Indian stone, area laid to lawn, mature trees, plants and shrubs, hedged boundaries.

### Side Garden

Tarmacadam driveway, stone walled boundaries, brick patio, mature trees, plants and shrubs.

### Garage 16' 9" x 9' 5" (5.10m x 2.86m)

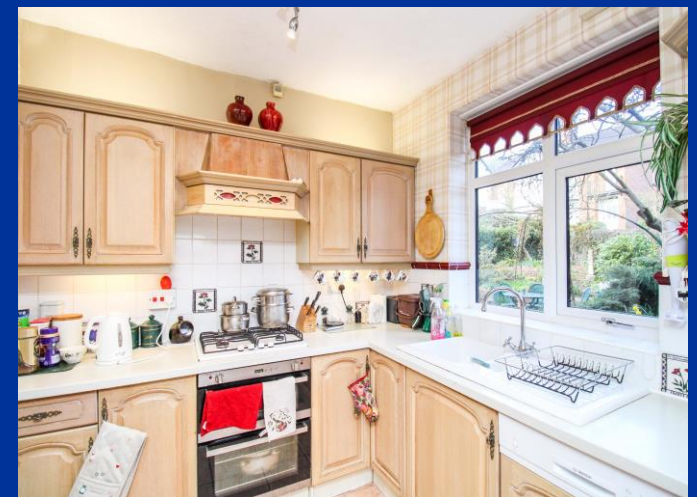
Up and over door to the front elevation, two UPVC double glazed windows to the side elevation, power and light connected.



Note:  
Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold



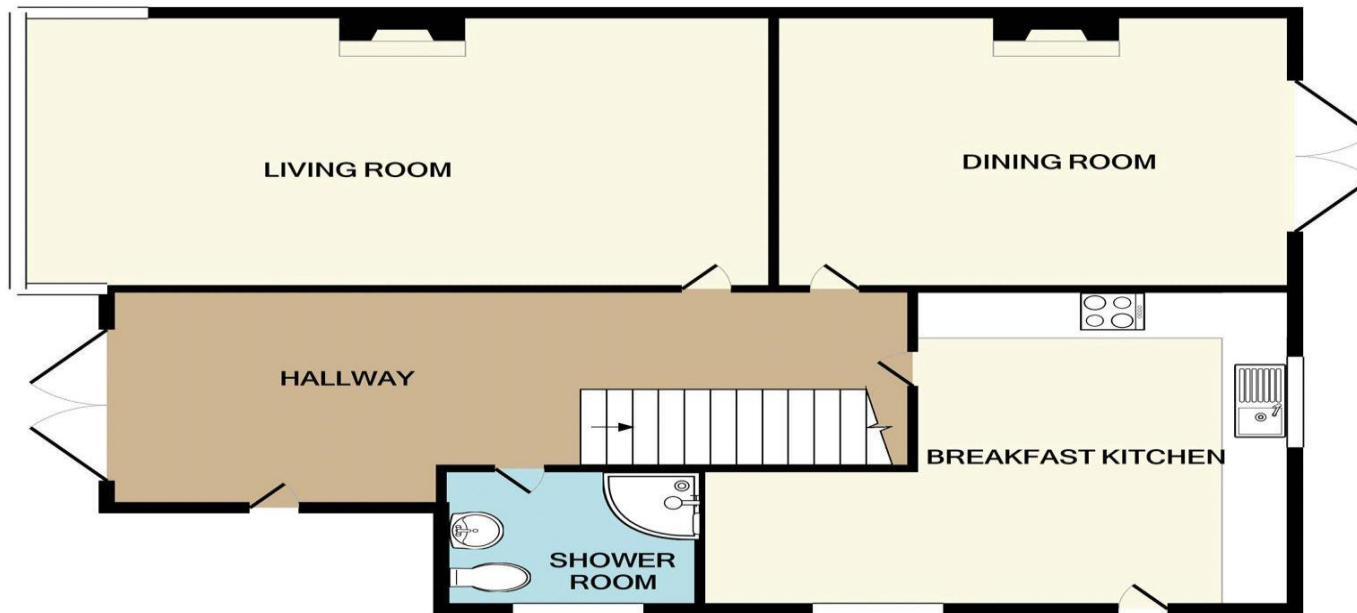




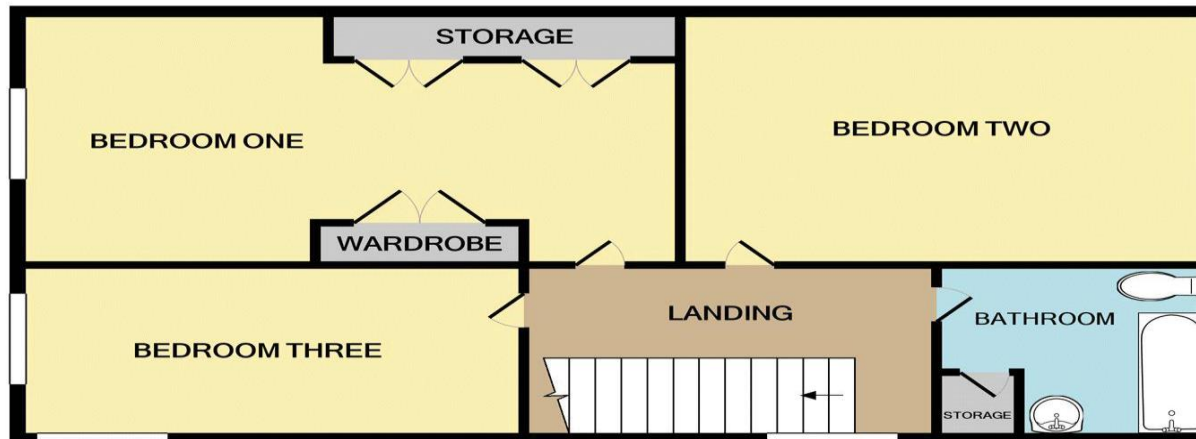








GROUND FLOOR  
APPROX. FLOOR  
AREA 918 SQ.FT.  
(85.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(61.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1585 SQ.FT. (147.2 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.





## Directions

From our Derby Street, Leek, offices turn into Haywood Street. Follow this road for a short distance and at the traffic lights proceed straight ahead into Broad Street. At the mini roundabout proceed straight ahead onto the A53 Newcastle Road. Follow this road proceeding out of the town and after passing through the village of Longsdon, upon entering the village of Endon, take the first turning right into The Village. Follow this road to the 'T' junction, turning left and the property is situated on the left hand after to the brook.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

45-49 Derby Street  
Leek  
Staffordshire  
ST13 6HU  
T: 01538 372006  
E: leek@whittakerandbiggs.co.uk

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

Whittaker & Biggs Est. 1930