Whittaker&Biggs Est. 1930
Rostons Group

Tregarn 34 Basnetts Wood, Endon, Stoke-On-Trent, ST9 9DQ

Offers In The Region Of £485,000

- Exceptional architecturally inspired detached residence, offering an impressive combination of contemporary design, generous proportions and beautifully considered living accommodation throughout
- Outstanding balcony enjoying stunning Peak District views, offering a wonderful elevated vantage point and a peaceful backdrop that can be appreciated from both inside and outside the property
- Stunning double-vaulted open-plan living space, creating a spectacular central hub for everyday family life, with an abundance of natural light, impressive ceiling height and wonderful sense of space
- Thoughtfully designed for modern living and entertaining, with spacious, versatile accommodation that seamlessly combines comfortable everyday living with impressive areas for hosting
- Substantial elevated veranda with glass balustrades, providing an exceptional outdoor extension of the living accommodation and an ideal setting for relaxing, dining and entertaining year round
- Four generous double bedrooms, including an impressive principal suite with excellent proportions and a luxurious feel, providing superb accommodation for a growing family or visiting guests

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Tregarn 34 Basnetts Wood, Stoke-On-Trent ST9 9DQ

Architect-Designed Detached Home | Stunning Double-Vaulted Living Space | Glass-Balustraded Veranda | Balcony with Peak District Views | Double Garage.

Whittaker & Biggs would like to present this individually designed four-bedroom detached residence occupying a delightful position in Basnetts Wood, offering exceptional living space, far-reaching Peak District views and a seamless connection between indoor and outdoor living.

At the heart of the home is a spectacular double-vaulted sitting and dining room, an impressive space flooded with natural light and designed for both everyday family life and entertaining on a grand scale. Sliding doors open directly onto a substantial glass-balustraded veranda, creating a wonderful extension of the living accommodation and providing the perfect setting for summer dining, relaxing with friends or simply enjoying the surrounding outlook.

4 2 1 D

Council Tax Band: E

Location

Basnetts Wood is one of Endon's most desirable residential locations, offering a quiet environment surrounded by mature trees and greenery.
Enjoy easy access to some of Staffordshire's most beautiful countryside, perfect for walking, cycling and outdoor pursuits.
Nearby countryside, canals, reservoirs and walking trails provide endless opportunities for recreation and relaxation.
Endon offers a welcoming community atmosphere with local shops, pubs, cafés and everyday amenities close by.
Well positioned for Stoke-on-Trent, Leek, Newcastle-under-Lyme and the wider Potteries area.
Endon consistently remains one of the area's most sought-after locations due to its setting, amenities and accessibility.

Ground Floor

Hall

4'11" x 15'0"
Composite double glazed door with side light windows to the frontage, anthracite column radiator.

Double Vaulted Sitting / Dining Area

27'3" x 20'10"
UPVC double glazed window to the frontage, UPVC double glazed sliding doors to the rear, two UPVC double glazed picture windows to the rear, two radiators, fan heater, inset ceiling spotlights, stairs to the first floor.

Sun Terrace

21'3" x 16'4"
Decked, glass balustrade.

Kitchen

11'9" x 9'6"
UPVC double glazed window to the frontage, matt sandstone units to the base and eye level, space for a range cooker, extractor hood, space for freestanding fridge freezer, Bush integrated dishwasher, ceiling spotlights, white vertical column radiator.

Bedroom Four

9'9" x 7'4"
UPVC double glazed window to the frontage, radiator.

Utility Room

9'0" x 8'1"
UPVC double glazed door to the rear, UPVC double glazed window to the rear, space and plumbing for a washing machine, space for a tumble dryer, wall units, radiator.

WC

4'1" x 3'3"
UPVC double glazed window to the rear, vanity wash hand basin, chrome mixer tap, low level WC, anthracite column radiator.

First Floor

Landing

UPVC double glazed window to the rear, UPVC double glazed door to the rear onto the balcony.

Bedroom One

12'9" x 11'9"
UPVC double glazed window to the frontage, radiator, fitted wardrobes.

Bathroom

7'8" x 6'6"
UPVC double glazed window to the frontage, freestanding double ended bath, chrome waterfall mixer tap, handheld shower attachment, quadrant shower enclosure, chrome fitment, rainfall shower head, vanity wash hand basin, chrome waterfall mixer tap, low level WC, extractor fan.

Bedroom Two

11'5" x 11'1"
UPVC double glazed window to the frontage, radiator, loft hatch.

En-suite

4'7" x 7'10" max measurement
Shower enclosure, chrome fitments, rainfall shower head, vanity wash hand basin, chrome waterfall mixer tap, low level WC, chrome ladder radiator, extractor fan.

Bedroom Three
15'3" x 8'2"
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator.

Balcony
22'11" x 3'3"
Wrought iron railings.

Loft
Boarded, pull-down-ladder, light.

Externally
To the frontage, block paved driveway, well stocked borders, hedge boundary.

To the rear, raised sun terrace, balcony, paved patio, mainly laid to lawn, wall boundary, two timber sheds, fully enclosed.

Garage
Two metal up-and-over doors, power and light, water tap, gas fired Main combi boiler.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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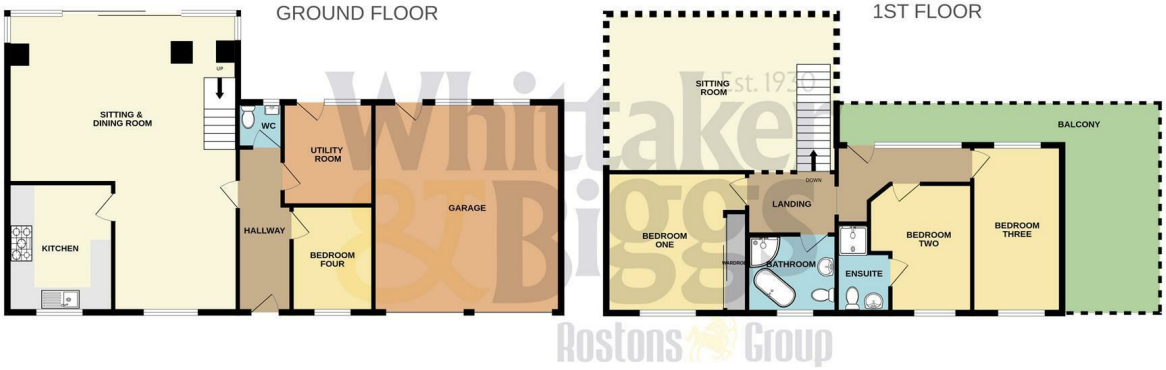

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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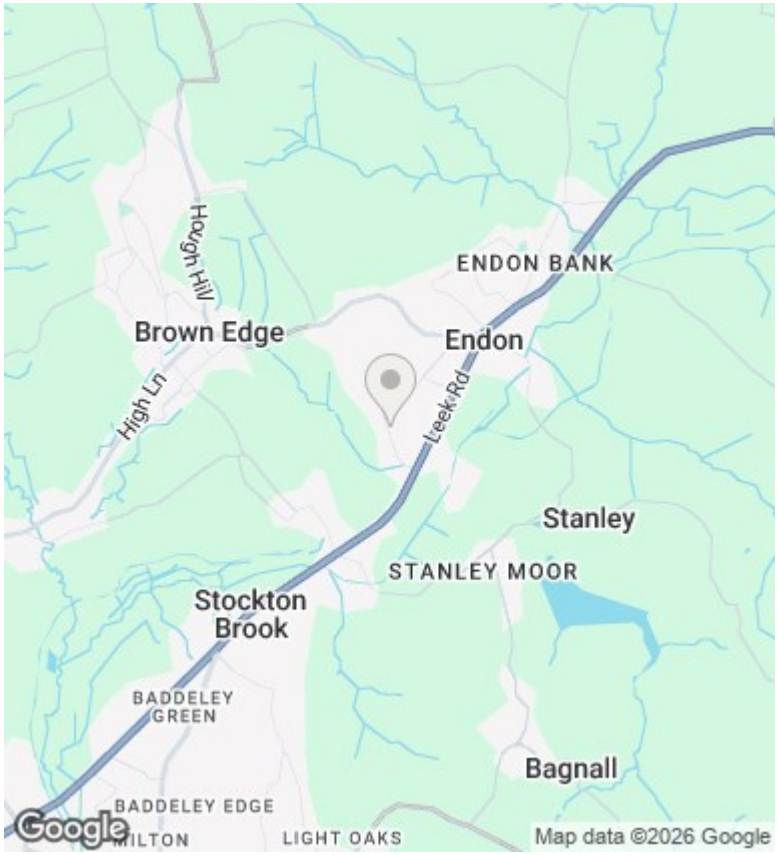


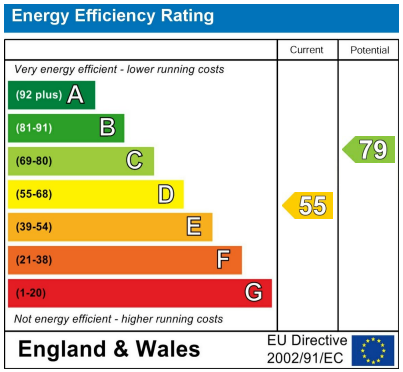
Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E



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