Whittaker & Biggs Est. 1930
Rostons Group







44 Kenley Avenue, Endon, Stoke-On-Trent, ST9 9HX

Offers Over £375,000

- Impressive detached property occupying a substantial corner plot
- Separate sitting room with patio doors providing direct access to the garden
- Useful utility/boot room, offering excellent practical storage and functionality
- Extended to the rear and side, providing excellent additional living space
- Three well-proportioned bedrooms, ideal for family living
- Beautifully landscaped garden featuring stone cladding, stone-filled Gabion baskets and a metal pergola with louvred roof
- Stylish open-plan kitchen, living and dining area with bi-fold doors opening onto the garden
- Two bathrooms, including a convenient ground-floor shower room
- Private driveway and detached garage providing ample off-road parking

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44 Kenley Avenue, Stoke-On-Trent ST9 9HX

Whittaker & Biggs would like to welcome you to this impressive detached house occupying a substantial corner plot. The property has been thoughtfully extended to the rear and side, providing ample space for family life.

The spacious open-plan kitchen, living, and dining area is designed for both comfort and functionality. The bi-fold doors seamlessly connect the interior to the beautifully landscaped garden, allowing for an abundance of natural light and a delightful view of the outdoor space. This area is perfect for entertaining guests or enjoying quiet family moments.

The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone. With two bathrooms, including modern fixtures and fittings, morning routines will be a breeze. Additionally, a useful utility/boot room adds to the practicality of the home, making it ideal for busy families.

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Council Tax Band: D





Ground Floor

Hall
10'7" x 10'0" max measurement
Composite double-glazed door to the side aspect, UPVC double glazed bay window to the frontage, UPVC double-glazed window to the frontage, radiator, stairs to the first floor, storage cupboard.

Kitchen / Living / Dining
22'4" x 18'9" max measurement
UPVC double glazed bi-fold doors to the rear, three UPVC double glazed windows to the side aspect, units to the base and eye level, peninsula breakfast bar, quartz worktops, ceramic butler sink, brushed brass mixer tap with spray attachment, Zanussi five ring gas hob, Zanussi electric fan assisted oven, Zanussi combination oven, Diplomat integral dishwasher, integral bin, wine cooler, space for an American-style fridge freezer, vintage-style radiator, standard radiator, anthracite vertical column radiator, inset ceiling spotlights.

Sitting Room
15'10" x 11'10"
UPVC double glazed patio doors to the rear, UPVC double glazed bay window to the frontage, radiator.

Utility / Boot Room
8'7" x 7'11"
UPVC double glazed door to the rear, UPVC double glazed window to the side aspect, base units, quartz worktop, ceramic sink and drainer, brushed brass mixer tap with spray attachment, space and plumbing for a washing machine, space for a tumbled dryer, clothes and boot storage, cupboard housing the Worcester gas fired combi boiler.

Shower Room
7'9" x 4'3"
Walk-in shower enclosure, chrome fitments, rainfall showerhead, vanity wash hand basin, chrome mixer tap, low-level WC, chrome ladder radiator, fully tiled, inset ceiling spotlights, extractor fan.

First Floor

Landing
14'3" x 8'7" max measurement
UPVC double glazed window to the side aspect, oak and glass balustrade, loft hatch.

Bathroom
7'11" x 5'6"
UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, radiator, fully tiled.

Bedroom One
11'9" x 9'10"
UPVC double glazed window to the rear, radiator.

Bedroom Two
10'5" x 9'10"
UPVC double glazed window to the frontage, radiator.

Bedroom Three
8'7" x 7'11"
UPVC double glazed window to the rear, radiator.

Loft
Part boarded, pull-down-ladder, light.

Externally

To the frontage, paved driveway, tiered rockery, gated access to the rear.
To the rear, tiered garden, stone cladding and stone filled Gabion baskets, paved patio, area laid to lawn, metal pergola with louvred roof, fence boundary.

Detached Garage

Brick construction, metal up-and-over door, UPVC double glazed pedestrian door to the rear, UPVC double glazed window to the side aspect, power and light.

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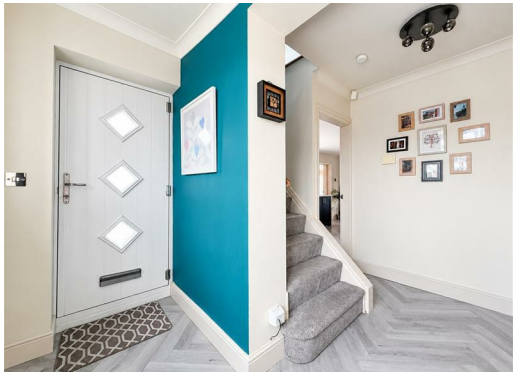
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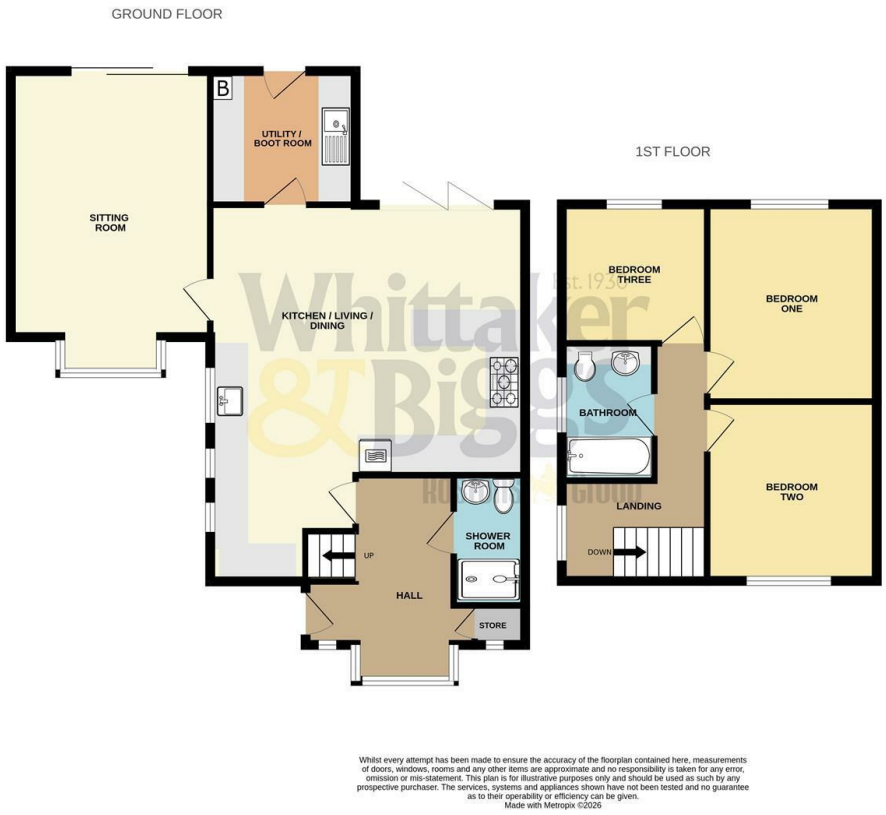














Directions

Viewings

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

Council Tax Band

D

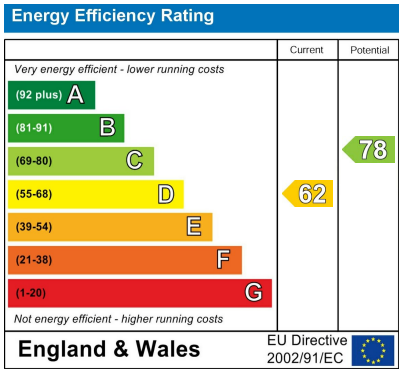


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