



12 Kent Drive, Endon, Stoke-On-Trent, ST9 9EH

Offers In The Region Of £350,000

- Semi detached four bedroom property
- Open plan kitchen diner
- Integral garage and private driveway
- East facing rear garden
- Generously extended to the side aspect
- Dual aspect sitting room
- Situated in a private road in a sought after location
- Principal suite with en-suite shower room and separate dressing room
- Elevated position provides views to the rear
- Within walking distance of Endon schools

12 Kent Drive, Stoke-On-Trent ST9 9EH

Whittaker & Biggs are delighted to offer to the market this semi-detached house, offering a perfect blend of comfort and modern living. Built in 1961, the property has been thoughtfully extended to provide ample space for families. With four well-proportioned bedrooms, including a principal suite complete with an en-suite shower room and a separate dressing room, this home is designed for both relaxation and convenience.

The heart of the home is the open plan kitchen diner, ideal for family gatherings and entertaining guests. The dual aspect sitting room bathes in natural light, creating a warm and inviting atmosphere. The elevated position of the property not only enhances its appeal but also offers lovely views to the rear, allowing you to enjoy the beauty of the surrounding landscape.



Council Tax Band: C



Ground Floor

Porch

8'1" x 2'0"

UPVC double glazed French doors with side light windows to the frontage, UPVC double glazed window to the side aspect.

Hall

11'6" x 6'3"

Composite double glazed door to the frontage, stairs to the first floor, radiator, understairs storage cupboard.

Sitting Room

20'11" x 11'0" max measurement

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, two radiators, electric fire, marble hearth and surround.

Kitchen Diner

24'1" x 8'5" max measurement

Two UPVC double glazed windows to the rear, UPVC double glazed door to the rear, units to the base and eye level, Bosch ceramic hob, Bosch electric fan assisted oven and separate grill, Bosch

extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, space for an under counter fridge, space for an under counter freezer, space for dining table and chairs.

Inner Hall

4'8" x 3'10"

UPVC double glazed window to the frontage, radiator, pedestrian door to the garage.

WC

5'10" x 3'8"

Pedestal wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan.

Integral Garage

14'2" x 10'5"

Metal up-and-over door, UPVC double glazed window to the side aspect, units to the base and eye level, space and plumbing for a tumble dryer, power and light.

First Floor

Landing

Loft hatch.

Bedroom One

14'5" x 12'2"

UPVC double glazed window to the rear, radiator, en-suite and dressing room off.

En-suite

7'0" x 6'9"

UPVC double glazed window to the frontage, walk-in shower enclosure, electric Mira shower, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan.

Dressing Room

7'0" x 6'10"

Range of open shelving, sun tunnel, inset ceiling spotlights.

Bathroom

8'7" x 5'5"

UPVC double glazed window to the rear, L-shaped bath, chrome mixer tap, shower over, chrome fittings, glass shower screen, vanity wash hand basin, chrome mixer tap, concealed cistern, low level WC, anthracite ladder radiator, inset ceiling spotlights, extractor fan.

Bedroom Two

11'8" x 9'10"

UPVC double glazed window to the frontage, radiator.

Bedroom Three

11'2" x 8'10" max measurement

UPVC double glazed window to the rear, radiator.

Bedroom Four

8'0" x 7'7"

UPVC double glazed window to the frontage, radiator, fitted wardrobe.

Loft

Boarded, pull-down-ladder, light.

Basement

8'2" x 5'2"

Storage space, houses the combi boiler.

Externally

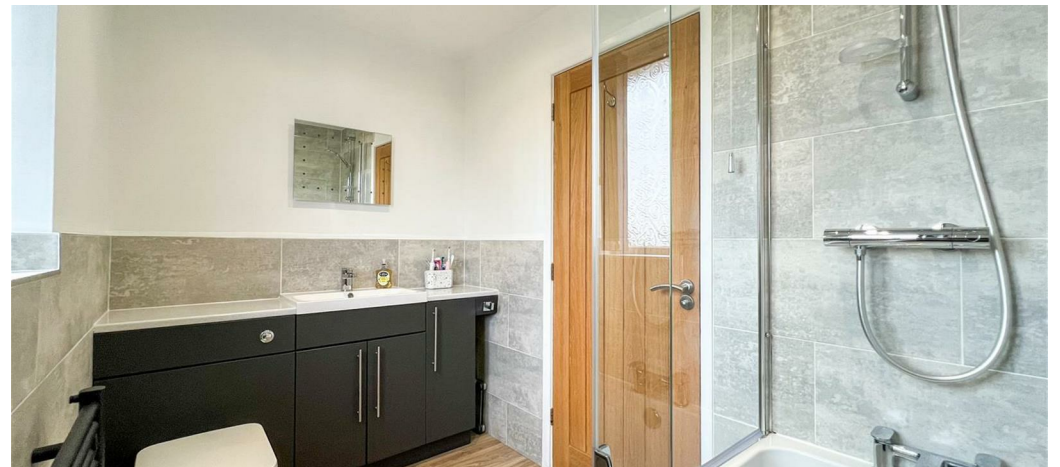
To the frontage, concrete drive suitable for two vehicles, wall and fence boundary, well stocked borders.

To the rear, tiered garden, block paved patio, area laid to lawn, decked area, wall and hedge boundary, views.

AML REGULATIONS

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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

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	