



## Hillswood Holehouse Lane, Endon, Staffordshire, ST9 9AE

Offers In The Region Of £895,000

- Five bedroom detached executive home
- Indoor heated swimming pool, with sauna and shower facilities
- Two ensuite bathrooms
- Impressive gardens
- Nestled within a private plot with countryside views
- Two reception rooms plus a 26ft breakfast kitchen
- Detached double garage with remote electric roller door
- Electric gated entry
- 35ft Family Room to the first floor
- Versatile layout



# Hillswood Holehouse Lane, Endon ST9 9AE

Nestled in the picturesque village of Endon, Staffordshire Moorlands, this remarkable five-bedroom detached executive home on Holehouse Lane offers an exceptional living experience. Spanning an impressive layout, this property is designed for both comfort and luxury, making it an ideal family residence.

Upon entering through the electric gated entry, you are greeted by substantial gardens that provide a serene and private setting. The property boasts a double garage with an electric door, ensuring convenience and security for your vehicles. Inside, the home features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The heart of the home is undoubtedly the expansive 26ft breakfast kitchen, which is well-equipped for culinary enthusiasts. Adjacent to the kitchen, a utility room adds practicality to daily living. The first floor hosts a remarkable 35ft family room, offering stunning views of the surrounding landscape, making it an ideal



Council Tax Band: G



### Entrance Porch

Composite double glazed windows and door to the front, glazed door into the hallway.

### Hallway

Radiator, oak staircase to the first floor, understairs storage, built in cupboards.

### Breakfast Kitchen

26'10" x 20'3" max measurement

Two UPVC double glazed windows to the rear, range of fitted units to the base and eye level, breakfast bar, granite work surfaces, stainless steel one and a half sink, satin mixer tap, integral microwave, integral fan assisted oven, integral AEG dishwasher, powerpoint within the breakfast bar, integral freezer, integral fridge, AEG induction hob, AEG extractor, wood burning stove on tiled hearth, brick surround, wood mantle, uPVC double glazed patio doors to the front, glazed wooden doors into the hallway, radiator.

### Living Room

21'5" x 20'2" max measurement

Upvc double glazed windows to the side, wood burning stove, Velux style windows to the rear, bi-folding doors to the rear.

### Dining Room

17'1" x 9'8"

uPVC double glazed window to the front, uPVC double glazed window to the side, panelled walls, radiator.

### Utility Room

9'1" x 6'4"

UPVC double glazed window to the rear, radiator, range of fitted units to the base and eye level, space for a washing machine, space for a dryer, stainless steel sink with drainer, chrome mixer tap, tiled splash backs, partly tiled walls.

### Rear Hallway

Composite double glazed door to to the rear, partly tiled walls.

### Swimming Pool

45'2" x 20'11" max measurement

Swimming pool, electric roller cover, two radiators, uPVC double glazed patio doors to the sides, wall lights, stairs to the first floor, access to shower room, WC and pump room.

### Sauna

### Shower Room

Shower enclosure with chrome fitment, radiator, fully tiled.

### WC

Low level WC, radiator, corner sink, UPVC double glazed window to the side.

### Pump Room

Swimming pool equipment, Upvc double glazed door to the side.

### First Floor

### Landing

UPVC double glazed window to the front, uPVC double glazed window to the rear, built in cupboard.

### Bedroom One

13'4" x 11'9"

Radiator, built in overhead storage, UPVC double glazed window to the front.

### Dressing Area

10'9" x 6'9" max measurements

uPVC double glazed window to the front, built in wardrobes, feature inset downlights.

### Ensuite Bathroom

10'1" x 9'5"

UPVC double glazed window to the side, double shower enclosure with chrome fitment, panel bath with integral chrome fitment, wall mounted sink with chrome mixer tap, low level WC, radiator, chrome heated ladder radiator, fully tiled, mirror with light.

### Bedroom Two

13'5" x 11'9" max measurements

Built in wardrobes, radiator, UPVC double glazed window to the rear.

### Ensuite Bathroom

8'9" x 8'7"

UPVC double glazed window to the rear, radiator, panel bath with chrome mixer tap, shower attachment, shower screen, built in cistern, vanity wash hand basin with storage beneath, fully tiled, mirror with light.



### Bedroom Three

10'8" x 10'0"

Built in overhead storage, radiator, built in wardrobes, built in desk, built in drawers, uPVC double glazed window to the rear, radiator.

### Bedroom Four

16'0" x 6'10"

uPVC double glazed window to the side, radiator, built in wardrobes.

### Bedroom Five

16'0" x 10'4"

uPVC double glazed window to the side, radiator.

### Family Room

35'9" x 20'11"

uPVC double glazed windows to the sides, three radiators, inset downlights, oak staircase, UPVC double glazed window to the front, storage cupboard,

### Shower Room

7'8" x 5'9" max measurements

Corner shower cubicle, chrome fitment, Roca wall mounted sink with chrome mixer tap, Roca low level WC, chrome heated ladder radiator, fully tiled, UPVC double glazed window to the rear.

### Externally

Electric gated entry with walled, hedged and cast iron fenced boundary, areas laid to lawn, block paved herringbone driveway, Indian stone patio areas, well stocked borders, oil tank, Indian stone paths, oil fired boiler, well stocked garden with mature trees.

### Double Garage

19'8" x 16'9"

Brick constructed, electric remote control roller door, uPVC double glazed windows to the side, light and power.



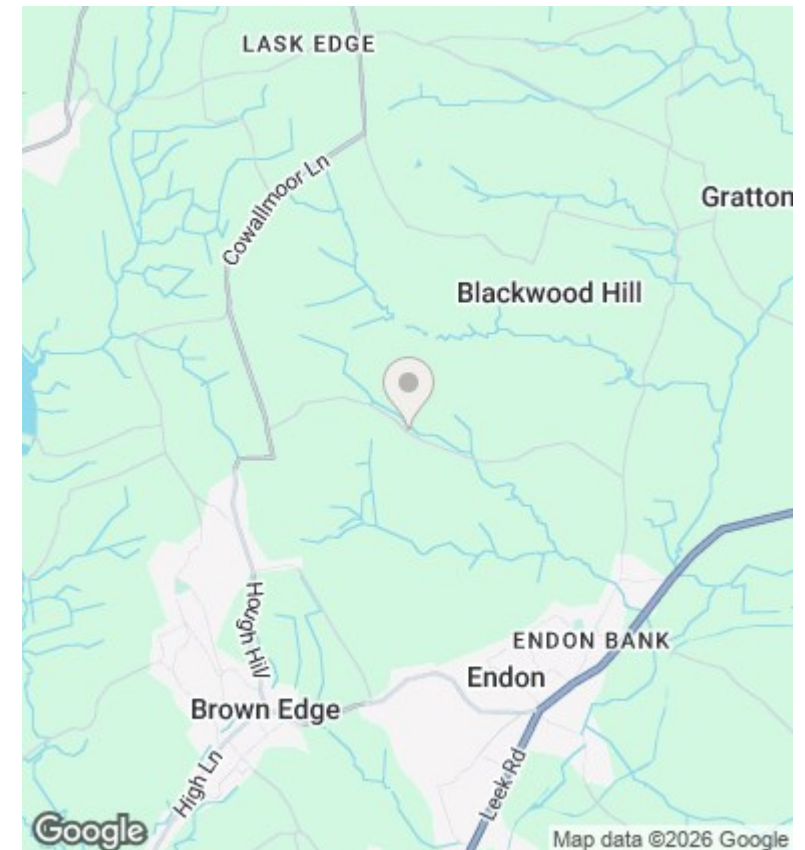








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

G

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