



20 Brookside Drive, Endon, Stoke-On-Trent, ST9 9HA

Offers In Excess Of £350,000

- Extended semi-detached bungalow with a first-floor principal bedroom suite.
- Contemporary ground-floor shower room.
- High-specification fitted kitchen with quality finishes.
- Recently renovated throughout to a high standard.
- Cosy sitting room featuring a log-burning stove.
- Detached garage with a versatile office/studio to the rear.
- Two further bedrooms located on the ground floor.
- Bright conservatory overlooking the South East facing rear garden.
- Substantial driveway providing ample off-road parking.

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Whittaker & Biggs would like to welcome you to this extended semi-detached bungalow. Recently renovated throughout, it offers beautifully presented and versatile accommodation, perfectly suited to modern living. The property has been thoughtfully reconfigured to create an impressive first-floor principal bedroom suite, providing a private retreat away from the main living areas.

To the ground floor are two further well-proportioned bedrooms, a contemporary shower room, and a welcoming sitting room centred around a charming log-burning stove. The high-specification kitchen has been finished to an excellent standard, while the conservatory to the rear provides additional living space with pleasant views over the South East facing garden.



Council Tax Band: C



Location

Living at Brookside Drive, Endon offers the perfect balance of village life and everyday convenience. Endon is a highly regarded Staffordshire village, surrounded by attractive countryside yet well connected to nearby market towns and city amenities. Residents enjoy a strong sense of community, local shops, traditional pubs, and highly regarded schools, making the area particularly appealing to families and professionals alike.

The location is ideal for those who enjoy the outdoors, with beautiful walking and cycling routes nearby, including access to the Staffordshire Moorlands countryside and the scenic Caldon Canal. Endon also provides excellent commuter links to Leek, Stoke-on-Trent and the wider road network, while retaining a peaceful and semi-rural atmosphere. Brookside Drive itself is a popular residential setting, offering a quiet environment with convenient access to local amenities, recreational facilities and everyday services, creating an enviable lifestyle for a wide range of buyers.

Ground Floor

Hall

5'8" x 3'2"

UPVC double glazed window and door to the frontage, radiator, cupboard housing the water cylinder and expansion tanks.

Sitting Room

16'11" x 11'2"

UPVC double glazed window to the frontage, radiator, understairs storage cupboard, Portway log burner, marble hearth, wood mantel.

Kitchen

10'11" x 8'10"

UPVC double glazed window to the side aspect, high gloss units to the base and eye level, Bosch ceramic induction hob, extractor hood, Bosch electric fan-assisted oven, integral fridge freezer, integral washing machine, integral tumble dryer, integral Bosch Slimline dishwasher, integral Russell hobs microwave, composite sink and drainer, brass mixer tap, boiling water tap, inset ceiling spotlights, anthracite vertical column radiator.

Conservatory

17'11" x 9'4"

UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, radiator.

Shower Room

6'7" x 5'4"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, rainfall showerhead, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, fully tiled, inset ceiling spotlights, extractor fan.

Bedroom Two

11'4" x 10'10"

UPVC double glazed door with sidelight windows to the rear, radiator.

Bedroom Three

9'1" x 8'11"

UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights.

Inner Hall

Stairs to the first floor.

First Floor

Bedroom One

20'8" x 13'11" max measurement

UPVC double glazed window to the rear, radiator, eaves storage, inset lighting.

En-suite

8'9" x 4'3"

UPVC double glazed window to the rear, walk-in shower enclosure, black black fittings, rainfall showerhead, vanity wash hand basin, black mixer tap, concealed cistern low level WC, fully tiled, black column radiator, extractor fan.

Externally

To the frontage, tarmacadam driveway, area laid to lawn, fence boundary, well-stocked borders, gated access to the rear.

To the rear, detached garage with office, gravelled garden, fence boundary, metal pergola, power socket, air pump.

Detached Garage

11'2" x 9'2"

Metal up-and-over door, UPVC double glazed window to the side aspect, power and light.

Office

9'2" x 5'2"

Located to the rear of the garage, UPVC double glazed door and window to the side aspect, power and light, Wi-Fi.

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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TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for any prospective purchase. 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

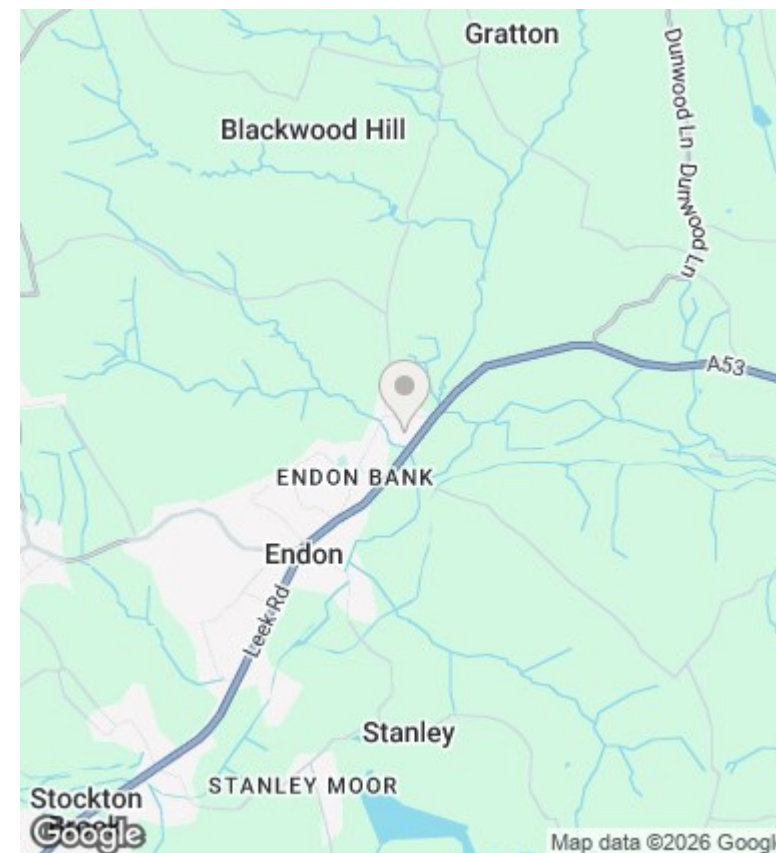
Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

C

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC