



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

Offers In Excess Of £500,000

- Detached, individually built property
- First floor landing leading onto a balcony showing far reaching views of the Peak District
- Double garage
- Private rear garden with generous lawn, enclosed for privacy
- Four double bedrooms
- Recently fitted kitchen with matt sandstone cabinets
- New grey UPVC windows and doors throughout
- Double vaulted, open plan sitting and dining area leading to a contemporary glass balustrade sun terrace
- Recently fitted bathroom with freestanding bath and en-suite shower room
- New combination boiler

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

Whittaker & Biggs are delighted to offer to the market this charming detached house, located in Basnetts Wood, Endon. Built in 1970, this individually designed property boasts four spacious double bedrooms, making it an ideal family home and offering a perfect blend of modern living and serene surroundings.

You are welcomed by a double vaulted, open plan sitting and dining area that creates a sense of space and light. This inviting area seamlessly connects to a contemporary glass balustrade sun terrace, perfect for enjoying the stunning views and basking in the sunshine. The first-floor landing leads to a delightful balcony, showcasing far-reaching vistas of the breathtaking Peak District, a true highlight of this property.

The recently fitted kitchen features elegant matt sandstone cabinets, providing a stylish and functional space for culinary enthusiasts. The bathrooms have also been tastefully updated, including a luxurious freestanding bath and an en-suite shower room, ensuring comfort and convenience for all residents.



Council Tax Band: E



## 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.

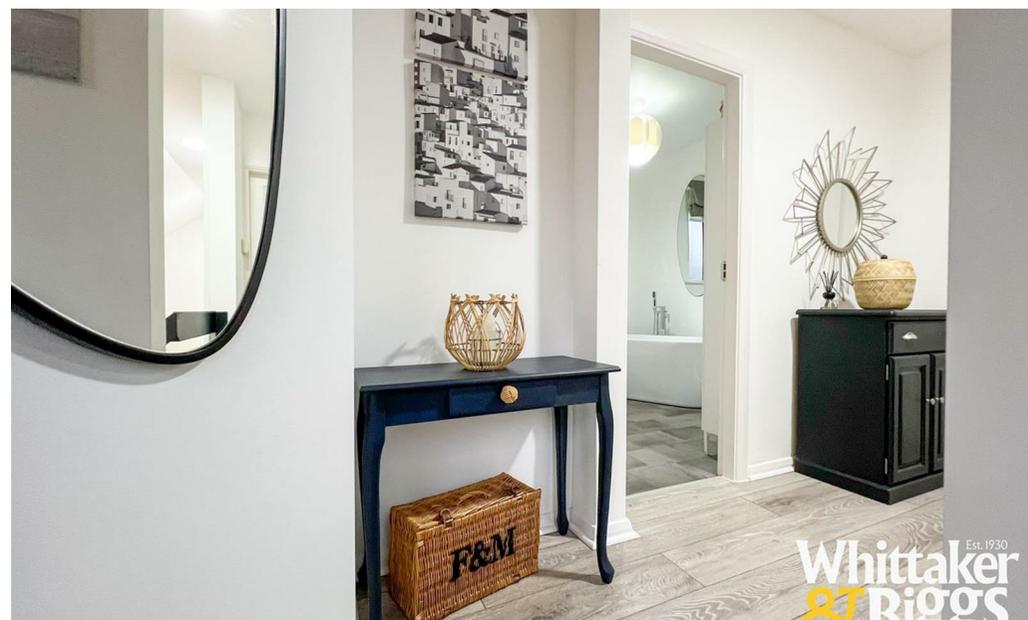
To the rear, raised sun terrace, balcony, paved patio, mainly laid to lawn, wall boundary, two timber sheds, fully enclosed.

### Garage

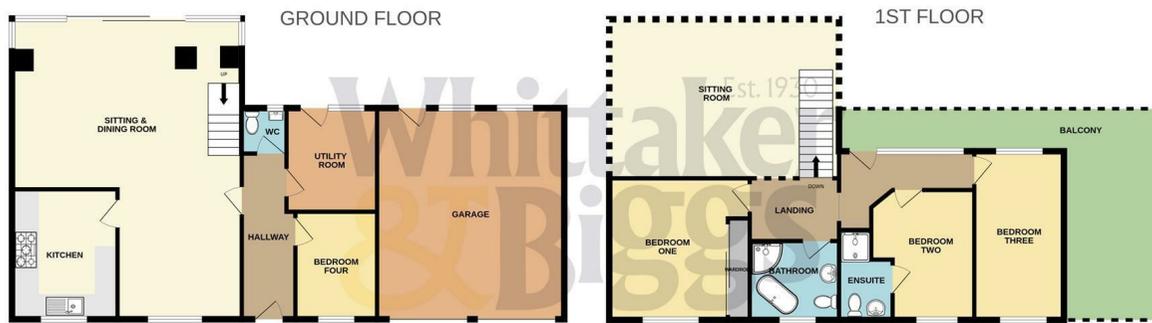
Two metal up-and-over doors, power and light, water tap, gas fired Main combi boiler.

### 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.

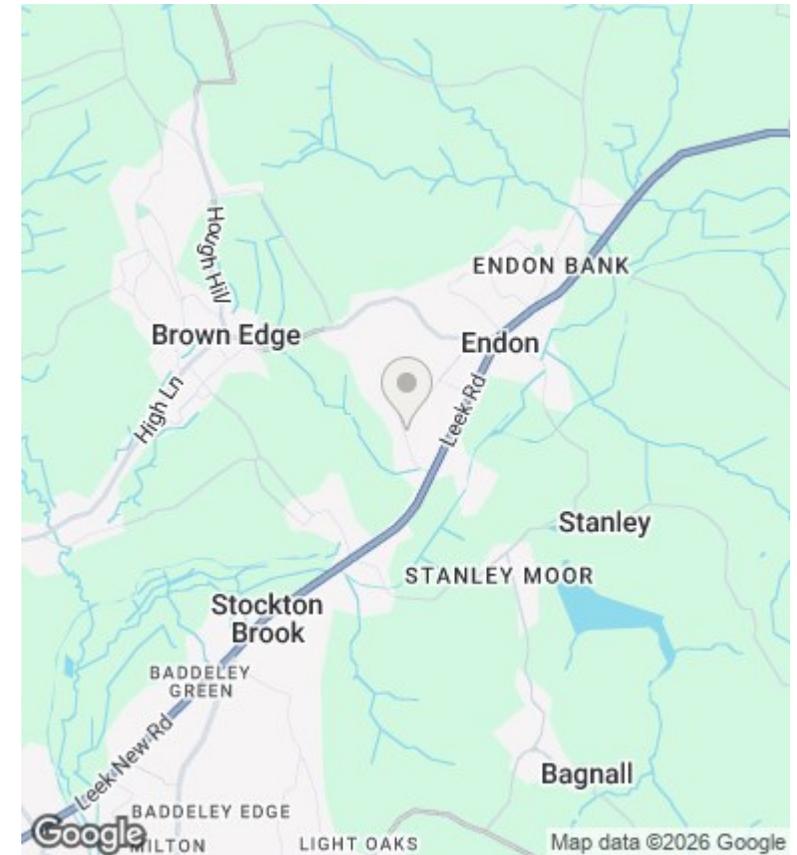






Rostons Group

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	