



6 Hampshire Close, Endon, Stoke-On-Trent, ST9 9HJ

Offers In Excess Of £285,000

- Selling with NO CHAIN for a straightforward purchase.
- Sitting area featuring a charming log-burning stove.
- Private driveway providing off-road parking.
- Well-presented accommodation offering versatile living space throughout.
- Detached property situated within a desirable residential setting.
- Two contemporary shower rooms, conveniently located on both the ground and first floors.
- South-west facing rear garden enjoying afternoon and evening sunshine.
- Impressive open plan kitchen and dining room, ideal for modern family living and entertaining.
- Positioned within a quiet cul-de-sac location.
- Within the catchment area for all Endon schools.

6 Hampshire Close, Stoke-On-Trent ST9 9HJ

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this detached property occupying a pleasant position within a quiet cul-de-sac. The property is ideally located within the catchment area for all Endon schools, making it particularly appealing to families seeking a well-connected village location.

The property is accessed via French doors to the rear, opening directly into the impressive open plan kitchen and dining room, creating a welcoming first impression and providing an excellent space for both everyday family life and entertaining. The accommodation is further enhanced by the sitting room featuring a log-burning stove, adding warmth and character to the home.

A particular benefit of the property is the provision of two contemporary shower rooms, one conveniently located on each floor, offering practicality and flexibility for family living or visiting guests. The accommodation is well presented throughout and enjoys a versatile layout suited to a variety of lifestyle



Council Tax Band: D



Location

Situated in a sought-after residential location within Endon, 6 Hampshire Close offers the perfect balance of village living and everyday convenience. Endon is highly regarded for its welcoming community atmosphere, excellent local amenities and highly regarded schools, making it particularly appealing to families and professionals alike. Beautiful Staffordshire Moorlands countryside is on the doorstep, providing an abundance of scenic walking routes, whilst nearby Stanley Pool and the Caldon Canal offer further opportunities for outdoor recreation.

The property also benefits from excellent commuter links to Stoke-on-Trent, Leek and the wider road network, making it well placed for those travelling for work whilst still enjoying a peaceful setting. Local shops, supermarkets, cafés and healthcare facilities are all within easy reach, ensuring daily necessities are close at hand. Combining a quiet cul-de-sac position with access to countryside and amenities, Hampshire Close is an ideal location for those seeking a relaxed lifestyle without sacrificing convenience.

Ground Floor

Kitchen / Dining Room

19'9" x 11'0"

UPVC double glazed French doors to the rear, two UPVC double glazed windows to the side aspect, units to the base and eye level, peninsula breakfast bar, undermount stainless steel sink with Insinkerator waste disposal system, chrome mixer tap, Neff Ceramic induction hob, Bosch electric fan assisted oven, integral Bosch combination oven, Bosch drawer warmer, integral fridge freezer, integral Hoover dishwasher, radiator, anthracite vertical column radiator, stairs to the first floor, understairs storage cupboard, feature pendant lighting.

Sitting Room

11'9" x 11'3"

UPVC double glazed window to the frontage, log burner, radiator.

Shower Room

6'7" x 6'7"

Walk-in shower enclosure, chrome fittings, rainfall showerhead, vanity wash hand basin, chrome waterfall mixer tap, concealed cistern low level WC, fully tiled, anthracite ladder

radiator, extractor fan, pedestrian door to the garage, cupboard housing the Worcester gas-fired combi boiler.

First floor

Landing

Loft hatch.

Shower Room

6'4" x 5'5"

UPVC double glazed window to the side aspect, walk-in shower enclosure, black fittings, rainfall showerhead, vanity wash hand basin, black mixer tap, low-level WC, black ladder radiator.

Bedroom One

12'9" x 11'8"

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

Bedroom Two

12'9" x 7'9"

UPVC double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Three

6'4" x 6'0"

UPVC double glazed window to the side aspect, radiator, over stairs storage cupboard.

Externally

To the frontage, paved driveway, area laid to artificial lawn, area laid to gravel, gated access to the rear.

To the rear, paved patio, area laid to artificial lawn, timber decked area with gazebo, timber summerhouse, fence boundary, mature shrubs.

Garage Store

9'10" x 8'3"

Electric roller door, space and plumbing for washing machine, window to the side aspect, pedestrian door to the rear, power and light.

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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Boundary Disclaimer

The red boundary line shown on the photograph is provided for identification purposes only and is intended as a general guide to the property's boundaries. It does not constitute a legal boundary and should not be relied upon as a statement of fact. Prospective purchasers should make their own enquiries and refer to the property's title deeds, Land Registry plans and any other relevant documentation to satisfy themselves as to the exact extent of the property and its boundaries.





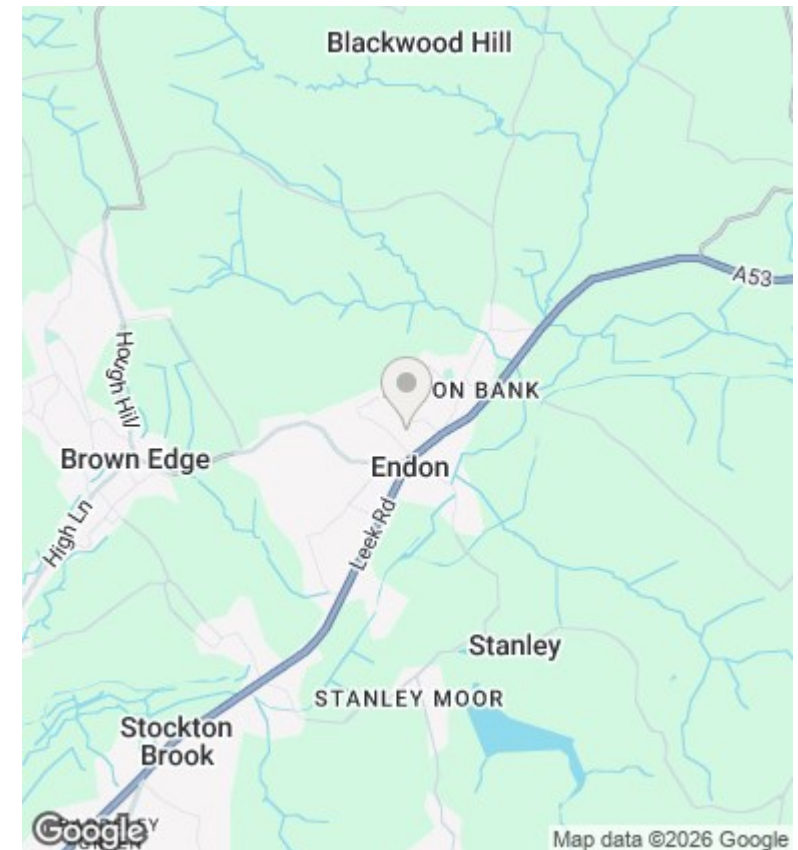


TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

Photo Editing Disclaimer:

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Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC