



### **39 The Meadows, Stoke-On-Trent, ST9 9BG**

**Offers in the region of £330,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"A home built around real life, comfort and connection"

A beautifully presented and extended family home set in the desirable village of Endon. Featuring an open-plan living kitchen, cosy lounge with log burner and practical utility and WC, the property offers versatile modern living. With three bedrooms, contemporary finishes throughout and a private low-maintenance garden, it is perfectly suited to family life.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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### Denise White Estate Agents Comments

Set in a highly sought-after residential location within the picturesque Staffordshire Moorlands village of Endon, this beautifully presented semi-detached family home has been extended and upgraded to an exceptional standard throughout. The property offers modern, versatile accommodation ideal for contemporary family living, with stylish finishes and a superb layout designed for both comfort and practicality.

A spacious entrance hall creates a welcoming first impression, seamlessly connecting to the stunning open-plan living kitchen, the true heart of the home. An oak and glass staircase rises to the first floor, while a door leads into the lounge. Positioned at the front of the property, the lounge offers a cosy retreat, complete with a log burning stove – perfect for relaxing evenings.

The impressive living kitchen spans the full width of the rear, having been extended to create a fabulous social hub with space for cooking, dining and entertaining. This light-filled room enjoys an effortless flow to the rear garden, enhancing indoor-outdoor living. Just off the kitchen is a useful utility room, as well as a convenient downstairs WC.

To the first floor, the property offers two generous double bedrooms alongside a third bedroom, ideally suited as a nursery, home office or child's bedroom. A stylish, modern shower room completes the accommodation.

Externally, the property benefits from a block-paved driveway to the front providing off-road parking for two vehicles. To the rear, the private and enclosed garden has been designed with low maintenance living in mind and provides an inviting outdoor space for al fresco dining, hosting family and friends, or offering a secure play area for children.

This superb home combines space, comfort and high-quality finishes in a truly desirable village setting – a perfect choice for those seeking stylish family living in the heart of Endon.

### Entrance Hall



Composite entrance door to the front aspect. Solid wood flooring. Radiator. Oak and glass staircase leading to the first floor. Ceiling light. Opening into the Living Kitchen. Door leading into:-

### Lounge

16'8" x 13'5" (5.09 x 4.10)



Carpet. Radiator. Woodburning stove sat on a slate hearth with a wooden mantle. uPVC window to the front aspect. Ceiling light.

## Living Kitchen

20'6" x 16'7" maximum overall (6.27 x 5.07 maximum overall)



Fitted with a range of wall and base units with wood effect works surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring ceramic hob with extractor over, double electric oven, fridge freezer and dishwasher. Centre Island with breakfast bar. Ample space for dining and lounge furniture. Solid wood flooring. uPVC window and French doors to the rear aspect. Three Velux windows. Ceiling spotlights. Two radiators. Door leading into: –

## Utility Room/WC

8'3" x 3'2" (2.52 x 0.99)

Fitted with a low-level WC and wall mounted wash hand basin. Plumbing for automatic washing machine with space for tumble dryer over. Tiled flooring. Radiator. Obscured uPVC window to the side aspect. Ceiling spotlights.

## First Floor Landing



Carpet. uPVC window to the side aspect. Access to the loft. Airing cupboard off housing the gas combination boiler. Doors leading into: –

## Bedroom One

11'10" x 10'9" (3.63 x 3.30)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.



### Bedroom Two

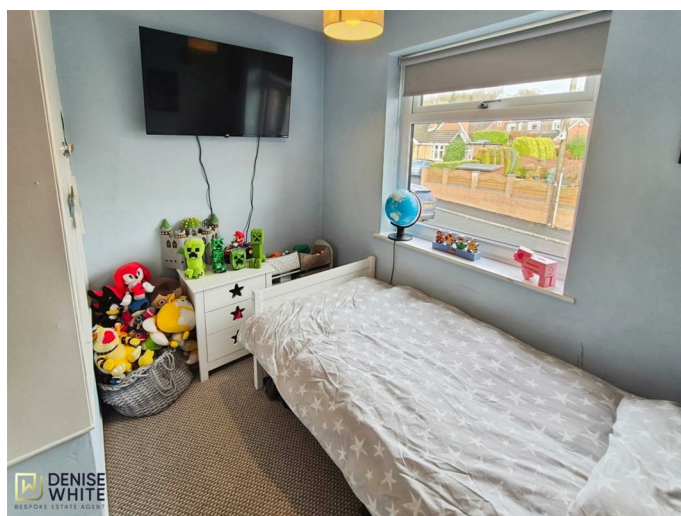
10'1" x 8'11" extending to 11'10" (3.08 x 2.74 extending to 3.61)



Carpet. Radiator. uPVC window to the front aspect. Fitted with range of built-in wardrobes and shelving. Ceiling light.

### Bedroom Three

9'0" x 7'1" (2.75 x 2.16)



Carpet. Radiator. uPVC window to the front aspect. Storage cupboard off.

### Shower Room

9'1" x 5'4" (2.77 x 1.65)



Fitted with a suite comprising of a walk-in shower with rainfall showerhead, pedestal wash hand basin and low-level WC. Tiled flooring. Traditional column style heated towel rail. Two obscured uPVC windows to the rear aspect. Ceiling spotlights.

### Outside

To the front of the property there is a block paved driveway which provides off road parking with an electric car charging point and raised borders. Gated access to the side leads to a beautifully landscaped low maintenance rear garden.

### Rear Garden



The rear garden has been thoughtfully landscaped to create a stylish and practical outdoor space designed for easy living and year-round enjoyment.

A generous porcelain-paved patio provides the perfect spot for al fresco dining, summer barbecues and outdoor entertaining, offering plenty of room for seating and relaxation. Beyond the patio lies a neatly finished AstroTurf lawn, ensuring a child- and pet-friendly area that remains green and low maintenance in all seasons. Fully enclosed for privacy and security, the garden provides a safe and welcoming space for families to enjoy, with a seamless connection to the indoor living areas – making it an extension of the home during warmer months.

#### **Agents Notes**

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

#### **Please Note**

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

#### **About Your Agent**



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings. Please do get in touch with us if you need any help or advice.

## WE WON!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

### Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### Do You Need A Mortgage?

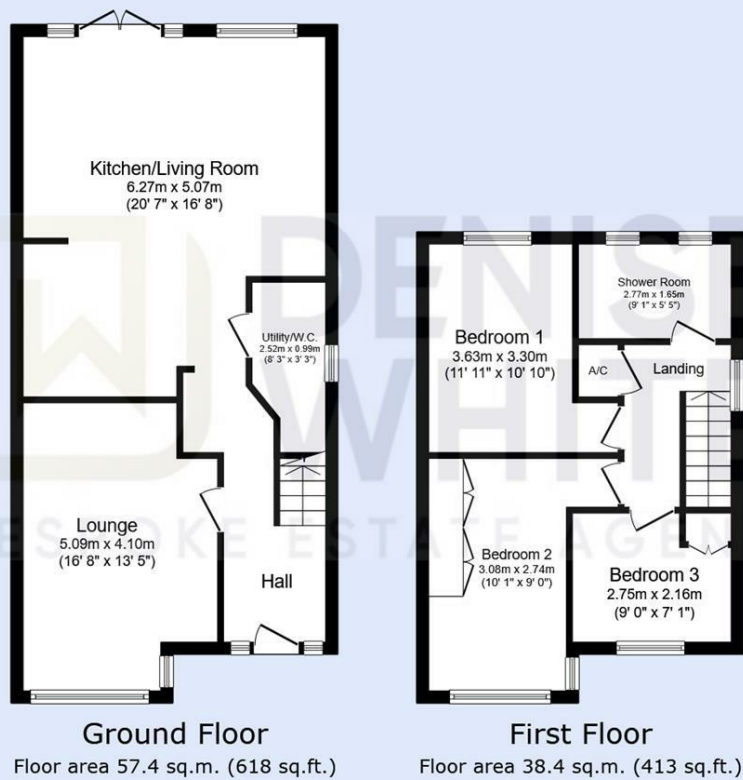
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### Anti-Money Laundering & ID Checks

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Floor Plan



Total floor area: 95.7 sq.m. (1,030 sq.ft.)

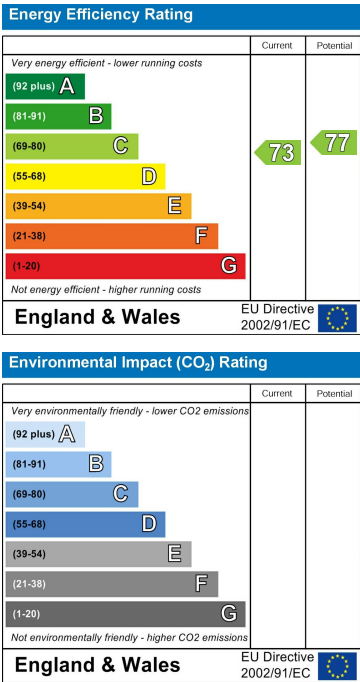
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.