



Seven Arches Woodstone Avenue

Endon, Stoke-On-Trent, ST9 9DL

Guide price £550,000



** GUIDE PRICE £550,000 to £575,000 **

"Your home should be about enriching the daily experience." ~ Kevin McCloud

Occupying an enviable elevated position on a quiet cul-de-sac within the highly sought-after village of Endon, this striking 1970s detached family home is unlike anything else on the local market. Inspired by Mediterranean architecture, the property showcases elegant arched windows, expansive open-plan living spaces and a spectacular first-floor balcony commanding far-reaching views across the surrounding village and countryside. Offering versatile accommodation over three floors, this is a home designed for both modern family living and effortless entertaining.



Denise White Estate Agents Comments

Rarely does a home of such distinctive character and architectural individuality become available. Occupying a commanding elevated position within one of Endon's most desirable residential locations, this exceptional detached residence offers an abundance of light-filled accommodation, thoughtfully arranged over three floors and perfectly suited to contemporary family life.

A welcoming entrance porch opens into a spacious hallway, beautifully finished with stylish Amtico flooring, setting the tone for the accommodation beyond. The hallway flows effortlessly into an impressive open-plan living area, creating an immediate sense of space and connectivity.

The dining area provides an excellent focal point for entertaining, complete with an attractive oak-fitted bar, making it the perfect setting for hosting family gatherings and social occasions. From here, steps descend into the magnificent lounge, undoubtedly one of the property's defining features. Surrounded by an impressive collection of elegant arched windows, the room is flooded with natural light whilst framing delightful views across the front gardens and beyond, creating an atmosphere reminiscent of a Mediterranean villa.

Positioned to the rear of the property, the breakfast kitchen has been thoughtfully fitted with an extensive range of quality oak cabinetry complemented by polished granite work surfaces, providing both functionality and timeless appeal. A door leads directly onto the rear garden, allowing for effortless indoor-outdoor living during the warmer months.

Completing the ground floor is a practical home office, ideal for remote working but could also be utilised as a Fifth Bedroom, together with a convenient guest WC.

A staircase from the dining area leads to the lower ground floor, where a generously proportioned fourth bedroom offers excellent flexibility as guest accommodation, a teenager's suite or additional reception space. Fitted with an extensive range of built-in furniture, this room also provides internal access to the integral garage.

The first floor continues to impress, offering three well-proportioned bedrooms, each benefitting from an extensive range of fitted bedroom furniture, ensuring excellent storage throughout. These rooms are served by a beautifully appointed family bathroom.

The true centrepiece of the upper floor is the spectacular front-facing balcony, accessed directly from both the principal and second bedrooms. Offering exceptional privacy, this wonderful outdoor living space is perfectly positioned to enjoy al fresco dining, morning coffee or evening drinks whilst taking in uninterrupted panoramic views across Endon and the surrounding Staffordshire countryside.

Externally, the property enjoys equally attractive surroundings. To the rear, a private and enclosed paved garden has been designed for ease of maintenance and features an attractive fishpond, creating a peaceful retreat. To the front, landscaped lawned gardens complement the elevated setting, whilst steps descend to a generous driveway providing ample off-road parking and access to the integral garage.

Combining distinctive architecture, generous family accommodation and an enviable village setting, this remarkable home offers a rare opportunity to acquire one of Endon's most individual residences.

Location

Situated on the edge of the Staffordshire Moorlands, the ever-popular village of Endon offers the perfect balance between countryside living and everyday convenience. Well regarded for its welcoming community, excellent amenities and highly respected primary and secondary schools, the village continues to be one of the area's most sought-after locations for families.

Residents enjoy a selection of local shops, cafés, public houses and recreational facilities, together with an abundance of scenic walks through the surrounding countryside. Excellent road links provide straightforward access to the nearby market town of Leek and the city of Stoke-on-Trent, where a wider range of shopping, leisure and cultural amenities can be found. Stoke-on-Trent railway station offers regular direct services to Manchester, Birmingham and London, making Endon an excellent choice for commuters seeking village living without compromising on connectivity.

Entrance Porch 11'10" x 3'7" (3.61 x 1.10)

uPVC entrance doors to the front aspect. Tiled flooring. Part tiled walls. uPVC windows to the front aspect. Two wall lights. uPVC doors leading into: -

Entrance Hall

Amtico flooring. Radiator. Stairs leading to the first floor. Cloaks cupboard off. Opening into the dining area. Doors leading into:-

WC 7'10" x 4'0" (2.40 x 1.23)

Fitted with a back to wall WC and vanity wash hand basin unit. Tiled flooring. Fully tiled walls. Obscured uPVC window to the side aspect. Ceiling light.

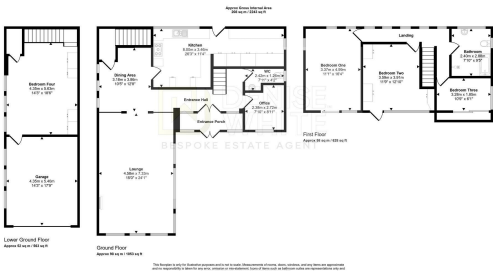
Study 9'2" x 7'9" (2.80 x 2.38)

Providing a useful home office space which could also be utilised as a fifth bedroom if required. Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

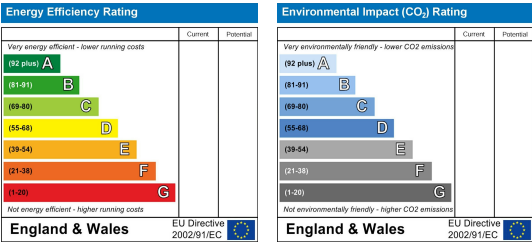
Area Map



Floor Plans



Energy Efficiency Graph



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