



11 Spinney Close, Stoke-on-Trent, Staffordshire ST9 9BP

Price: Offers Around £374,950

- Spacious corner plot
- Mature gardens surround the property
- Spacious double garage with driveway
- Dual aspect lounge / dining room
- Three double bedrooms
- Master bedroom with fitted furniture
- Sought after area
- No upward chain

11 Spinney Close, Stoke-on-Trent, Staffordshire ST9 9BP

Price: Offers Around £374,950

Nestled in a peaceful cul-de-sac on the outskirts of Endon, this detached home offers a fantastic opportunity for those looking to create their dream property. With a double garage, a wrap-around garden, and mature hedges providing privacy, this home is brimming with potential.

The property features a paved driveway with ample parking, making it ideal for families or those needing extra space for multiple vehicles. Inside, the dual-aspect lounge is filled with natural light, boasting a glass patio door that opens to the garden, perfect for enjoying the outdoor space.

With three bedrooms and plenty of scope for modernisation, this home presents an exciting chance to reimagine and enhance its interiors to suit your style. Whether you're looking to update key features or undertake a full transformation, the possibilities here are endless.

Opportunities like this don't come along often, don't miss your chance to view this promising home.



Entrance Hall 12'10" x 6'7"

Wall length obscure windows to the front of the property. Covered ceiling. Stairs off to first floor. Radiator.



Cloakroom 5'11" x 5'11"

Low level W.C. with vanity unit incorporating the wash hand basin. Two obscure glazed windows to the front aspect. Radiator.



Lounge Diner 16'9" x 18'8"

Dual aspect room, with slide patio doors out to the rear garden allowing plenty of natural light into the room. A classic fireplace serves as a charming focal point with a marble hearth and wooden surround. A serving hatch into the kitchen. Coved ceilings and double ceiling lights add to the charm. Two radiators.



Kitchen 10'2" x 10'10"

Range of base units and wall units, incorporating a stainless steel sink and vinyl covered work top. Tiled backsplash. Serving hatch through to the lounge. Larder cupboard currently used to house the fridge. Fixed breakfast table. Large window overlooking the garden. Radiator.



Utility 5'11" x 4'11"

Wall and base units with stainless steel sink and tiled splashback. Window to the rear aspect with obscure glazed door to the garden. Radiator. Personnel door into the garage.



First Floor Landing 13'1" x 5'11"

Wall length window to the front aspect allow natural daylight to flow in. Coved ceiling with pendant light.



Main Bedroom 16'9" x 9'10"

A dual aspect room having a full range of built-in furniture including wardrobes, over-bed storage, matching drawers and dressing table. Coved ceiling. Two radiators.



Bedroom Two 11'2" x 10'2"

Coved ceiling. Loft access hatch. Radiator. Window to the rear elevation.



Bedroom Three 7'7" x 10'2"

Coved ceiling. Radiator. Window to the rear elevation.



Bathroom 5'7" x 13'5"

This well-appointed bathroom offers a blend of comfort and practicality. A panelled bath with a shower over, complemented by a stylish glass shower screen, pedestal wash basin and low-level W.C. Full height tiled walls. Radiator. Obscure glazed window to the side aspect. Airing cupboard off.



Externally

This property sits on a spacious corner plot, with the garden wrapping around offering a paved patio area and paths leading around the property. Lawns having hedged boundaries and a useful storage shed make this a garden for all ages. Rear door access into the utility area.

To the front is parking for three cars at the front of the property with access to the double garage.



Double Garage 18'1" x 23'0"

Separate up and over doors to garages, partially separated, base and wall mounted units with boiler. Shelving. Electric and strip light fittings.

Floor Plan



EPC



Notes

£0 £0