



Holly Cottage

Clay Lake

Endon, ST9 9DD



OneAgency

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£625,000

A truly stunning modern detached property, situated in the highly desirable location of Clay Lake. Viewing of this property is essential to appreciate the high quality, contemporary accommodation on offer. The property benefits from a double garage which offers potential for other uses (subject to the relevant consent), hot water thermostatically controlled under floor heating and a balcony area from the master bedroom with far reaching views from the rear.





GROUND FLOOR

ENTRANCE HALLWAY

Stairs to first floor, slate tiled floor, door to front, under stairs storage area.

CLOAKS

W.C., hand wash basin, slate tiled floor.

SNUG/STUDY

3.94m x 2.77m (12' 11" x 9' 1") Slate tiled floor, window to front.

OPEN PLAN KITCHEN/DINER

6.03m x 5.83m (19' 9" x 19' 2") Slate tiled floor, sliding patio doors to rear, window to rear and sides. Range of quality fitted wall, base and drawer storage units with under unit lighting, stainless steel sink with mixer tap and waste disposal. Bosch appliances comprising of double oven and dishwasher, breakfast island with Bosch induction hob, fridge and additional storage.

UTILITY

Wall mounted Keston Qudos 28s gas boiler, stainless steel sink with mixer tap, space for washing machine, dryer and fridge freezer, slate tiled floor, door to side.

LOUNGE

3.96m x 8.11m (13' 0" x 26' 7") Slate tiled floor, sliding patio doors to rear, window to front.

FIRST FLOOR

LANDING

Window to front, stairs to second floor, airing cupboard with Range Tribune HE pressurised tank system.

MASTER BEDROOM

3.95m x 3.63m (13' 0" x 11' 11") Sliding patio doors with access to balcony area with superb open views to the rear, vertical radiator.

DRESSING ROOM

2.90m x 2.24m (9' 6" x 7' 4")

EN SUITE BATHROOM

3.95m x 1.79m (13' 0" x 5' 10") jacuzzi bath, separate shower cubicle with mains shower, window to front, hand wash basin, W.C., part tiled walls, tiled floor, heated towel rail.

BEDROOM SIX

1.91m x 2.40m (6' 3" x 7' 10") Window to rear, radiator.

BEDROOM TWO

3.96m x 4.16m (13' 0" x 13' 8") Window to rear, radiator, built in storage.

EN SUITE SHOWER ROOM

Shower cubicle with mains shower, W.C., hand wash basin, heated towel rail, tiled floor.

BEDROOM THREE

3.96m x 2.85m (13' 0" x 9' 4") Radiator, window to front, built in wardrobe.

EN SUITE SHOWER ROOM

Shower cubicle with mains shower, W.C. and hand wash basin, tiled floor, frosted window to side, heated towel rail.

SECOND FLOOR

LANDING

Window to front.

BEDROOM FOUR

3.97m x 4.30m (13' 0" x 14' 1") Windows to rear, radiator, built in storage.

BEDROOM FIVE

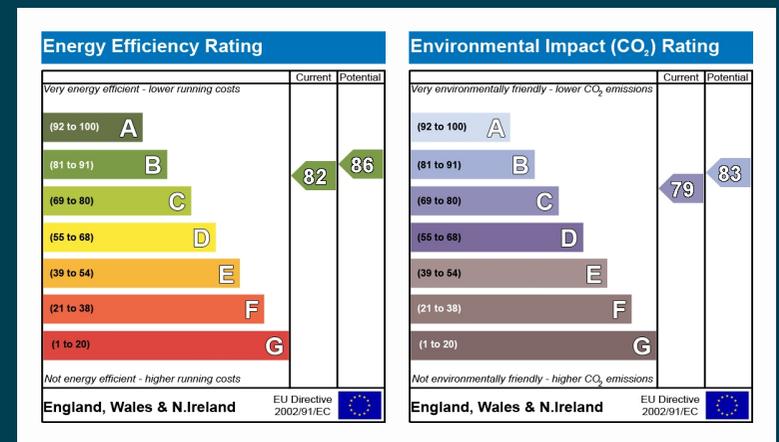
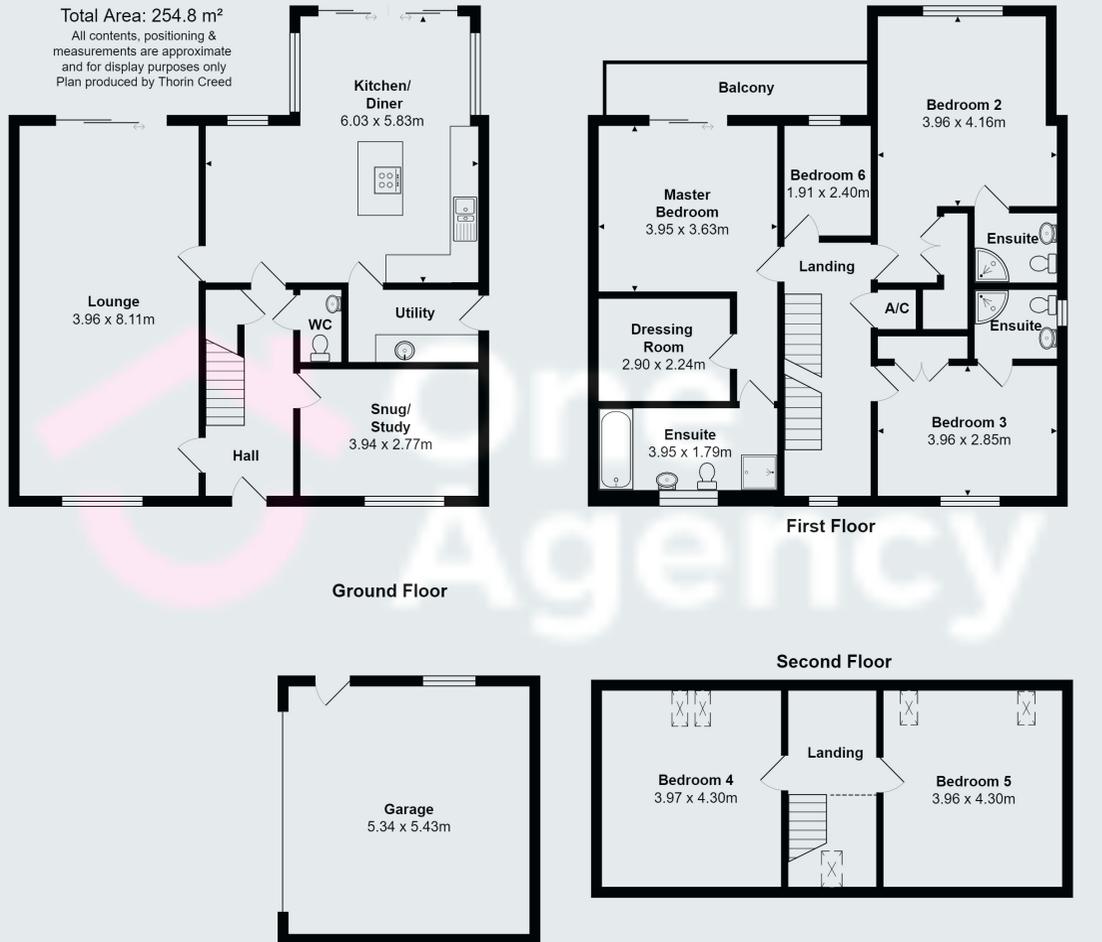
3.96m x 4.30m (13' 0" x 14' 1") Windows to rear, radiator, built in storage.

GARAGE

5.34m x 5.43m (17' 6" x 17' 10") Detached brick built double garage with up and over doors and potential to convert to other uses subject to the relevant consent.

OUTSIDE

Ample off road parking to the front and electric gates to the front with pedestrian intercom. Attractive established rear garden and patio area. Hot and cold outside taps and several outside power sockets.



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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