



## 12 Station Road, Endon

£350,000 Freehold

Four-bedroom link-detached family home with three double bedrooms and a versatile fourth bedroom. • Spacious open-plan kitchen, breakfast and dining area ideal for modern family living and entertaining. • Principal bedroom with en-suite shower room plus a contemporary family bathroom. • Generous rear garden with lawn and patio seating area, perfect for families and outdoor gatherings. • Large driveway and garage, situated in the heart of sought-after Endon opposite a children's play park and village hall.



Endon certainly has some serious end-game appeal, and we think you'll be delighted by 12 Station Road – a beautifully presented four-bedroom, link-detached home nestled in this charming village location. Let us take you on a tour. Step through the front porch, kick off your shoes, and enter the welcoming entrance hall. To your right, you'll find the cosy yet bright lounge, where a feature fireplace and large window create the perfect setting for relaxing evenings with family and friends. At the heart of the home is the impressive open-plan kitchen, breakfast area, and dining room. Light, spacious, and designed with modern family living in mind, these areas flow seamlessly together to create a practical and sociable space. The contemporary kitchen is well-equipped and enjoys lovely views over the rear garden, while the generous dining area provides ample room for family gatherings and entertaining. There's even space to incorporate a comfortable seating area, creating a versatile family room that opens onto the garden through glazed sliding doors. A useful utility room completes the ground floor, offering valuable additional storage and keeping everyday household tasks neatly tucked away. Upstairs, you'll discover four well-proportioned bedrooms, including three doubles and a generous single room, ideal as a nursery, guest bedroom, or home office. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom featuring a bath with shower over. Outside, the rear garden is fully enclosed, making it perfect for children and pets. A lush lawn and patio seating area provide the ideal setting for summer barbecues, outdoor entertaining, or simply enjoying the warmer months. Parking is equally impressive, with a large driveway and a garage providing ample space for multiple vehicles. Situated in the highly sought-after village of Endon, this home enjoys a wonderful balance of countryside charm and community spirit. The area is renowned for its excellent schools, making it particularly appealing to families. Directly opposite the property, you'll find a children's play park and the village hall, which hosts a variety of community events and activities throughout the year. For modern convenience you're just a short drive from Leek where you will find modern amenities such as supermarkets, shops and eateries. A fantastic family home in a desirable village setting. Book your viewing today, you won't be disappointed.



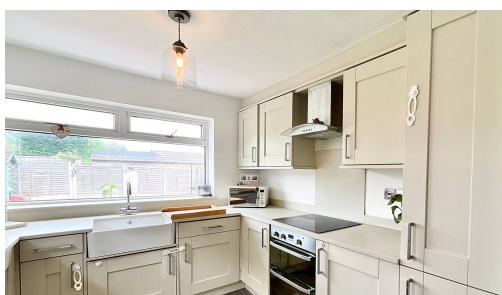
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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

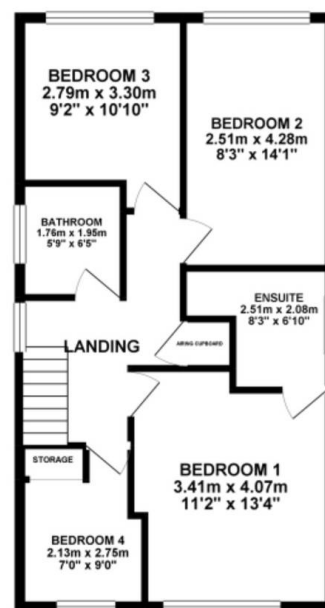
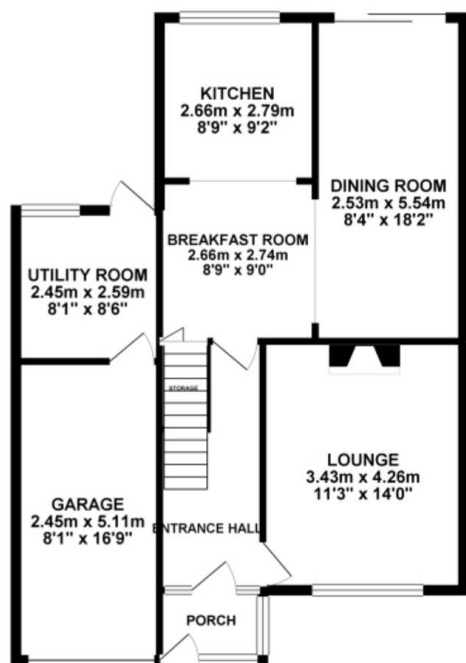
EPC Environmental Impact Rating: D





GROUND FLOOR 71.87 sq. m.  
( 773.57 sq. ft. )

1ST FLOOR 53.39 sq. m.  
( 574.69 sq. ft. )



TOTAL FLOOR AREA: 125.26 sq. m. ( 1348.26 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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