



## 6. Hampshire Close, ST9 9HJ

**Guide price £300,000**

OUR PHONELINES ARE OPEN 9AM to 9PM 7 DAYS A WEEK!

\*\*GUIDE PRICE OF £300,000 to £325,000\*\*

*"May your new home be your harbour amid all storms."*

Situated on the sought-after Hampshire Close in Endon, this well-presented three-bedroom detached home offers modern and versatile accommodation throughout. Featuring a high-quality dining kitchen, cosy lounge with log burner, two shower rooms, off-road parking, and a fantastic rear garden with hot tub and entertaining space, this is an ideal home for families and professionals alike.

## Denise White Estate Agents Comments

Situated within a popular residential location in Endon, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for families, first-time buyers, or those looking to upsize.

Accessed via the rear of the property, double doors open into an impressive dining kitchen, fitted to a high standard with a range of modern units and ample space for dining and entertaining. The staircase to the first floor is conveniently located just off the dining area, which then flows seamlessly into the welcoming lounge positioned at the front of the property. This attractive living space benefits from a fitted log burner, creating a warm and cosy focal point.

Completing the ground floor is a contemporary shower room, accessed from the kitchen area, which also provides access to the former garage. This useful space is currently utilised as a utility and storage area, offering excellent practicality for modern family living.

To the first floor, there are three well-proportioned bedrooms. Bedrooms One and Two both benefit from fitted wardrobes, whilst Bedroom Three provides a versatile space, ideal as a child's bedroom, nursery, or home office. A modern shower room completes the first-floor accommodation.

Externally, the property enjoys off-road parking to the front. To the rear is a well-designed enclosed garden, perfect for both relaxation and entertaining. Features include a decked seating area, a hot tub, a summer house which could be utilised for storage or as a bar area, and a raised patio situated directly to the rear of the property.

Offering a blend of comfortable living accommodation and attractive outdoor space, this delightful home is well worthy of an internal inspection to fully appreciate all that it has to offer.

## Location

Endon is a village within the Staffordshire Moorlands district of Staffordshire, It is 4 miles southwest of Leek and 6 miles north-northeast of Stoke-on-Trent. Together with neighbouring Stanley, Endon forms the civil parish of Endon and Stanley. The village boasts three popular schools; St. Luke's Church of England Primary School, Endon Hall Primary School and Endon High School, as well as a selection of village stores, a thriving village hall, popular local pub serving a highly rated carvery, and with a stylish cocktail bar and restaurant just a short drive (or pleasant stroll) down the road in Stockton Brook. The Caldon Canal also runs through Endon, offering pleasant rural walks through the Staffordshire Moorland Countryside.

## Dining Kitchen

19'9" x 14'7" (6.04 x 4.45)



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated fridge freezer, microwave, oven, dishwasher and induction hob. Tiled flooring. Carpet. Radiator. Double doors leading to garden. uPVC Windows to the side aspect. Ceiling lights. Stair access leading to first floor accommodation. Door leading into the Shower Room. Opening into:-

## Lounge Area

11'3" x 10'3" (3.44 x 3.14)



Carpet. Radiator. Log burner. uPVC window to the front aspect. Ceiling light.

## Shower Room

6'8" x 6'7" (2.05 x 2.03)



Fitted with a suite comprising of walk-in shower with rainfall shower, low-level WC and vanity wash hand basin. Tiled flooring. Tiled walls. Heated towel rail. Cupboard housing the combination boiler. Ceiling lights. Door leading into: –

## First Floor Landing

Carpet. Loft access. Ceiling light. Doors leading into : –

## Bedroom One

11'1" x 11'8" (3.38 x 3.57)



Carpet. Radiator. Fitted wardrobes. uPVC window to the front aspect. Ceiling light.

## Bedroom Two

10'7" x 7'9" (3.25 x 2.38)



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

### Bedroom Three

6'4" x 5'8" extending to 8'6" (1.94 x 1.75 extending to 2.61)



Carpet. Radiator. Storage cupboard. uPVC window to the side aspect. Ceiling light.

### Shower Room

6'5" x 5'5" (1.97 x 1.66)



Fitted with a suite comprising of walk-in shower with rainfall shower, low-level WC and vanity wash hand basin. Vinyl flooring. Heated towel rail. Obscured uPVC window to the side aspect. Ceiling light.

### Garage Store Room

9'10" x 8'3" (3.00 x 2.53)

Stone flooring. Plumbing for washing machine. Electric roller garage door. uPVC window to the side aspect. Ceiling light.

### Outside

The rear garden has been landscaped for low maintenance and offers a good balance of lawn, patio and seating areas. Features include an artificial lawn, raised planted borders, a covered pergola seating area and a summerhouse. Steps lead between the different levels of the garden, providing a practical and versatile outdoor space suitable for both everyday use and entertaining.

### Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

### 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 advise.

## 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 Will 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.

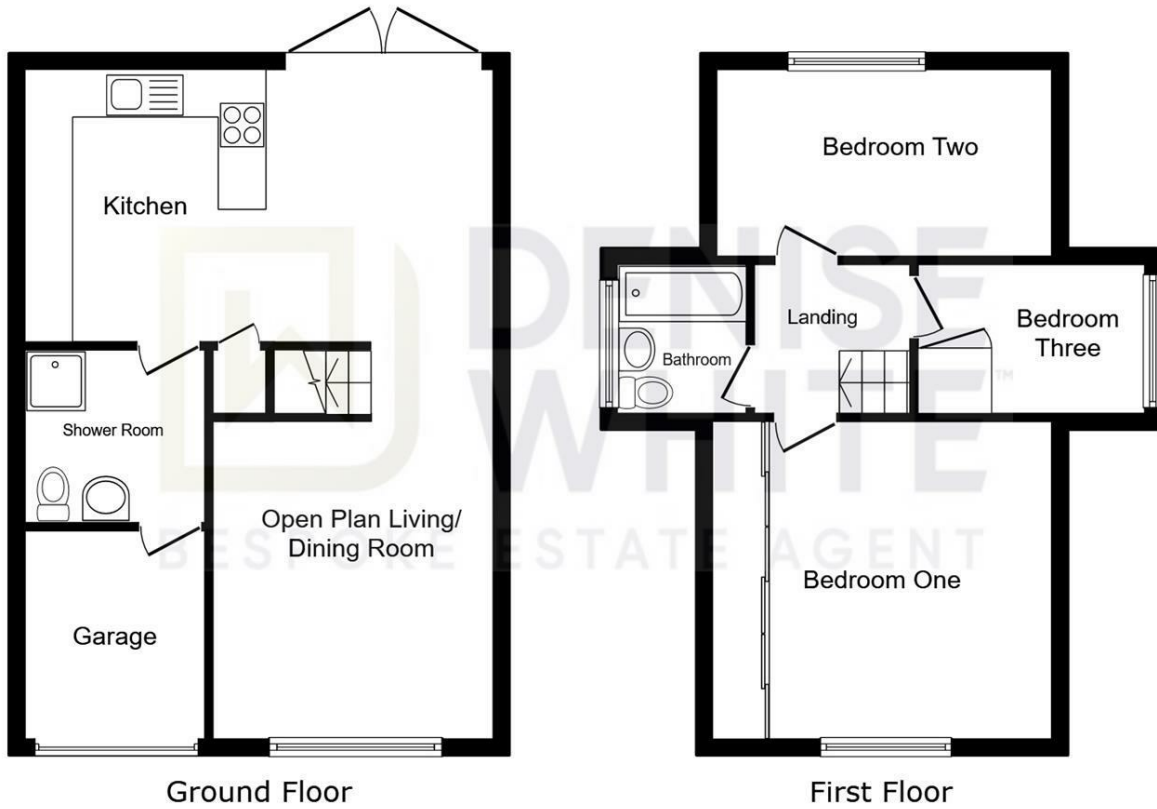
### **Need A Mortgage?**

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

### **Buyer 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

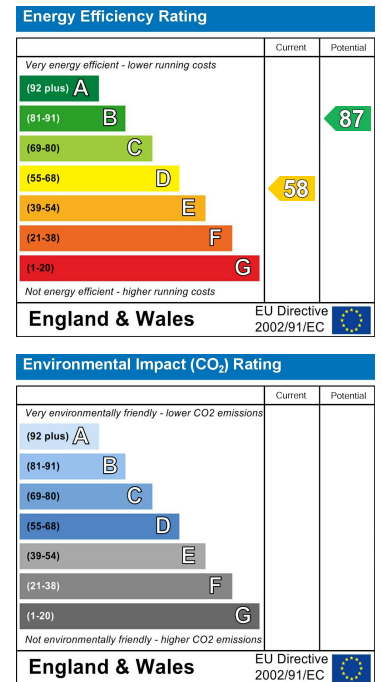


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.