Whittaker & Biggs Est. 1930
Rostons Group







The Willows Clay Lake, Endon, Stoke-On-Trent, ST9 9DD

Offers In The Region Of £855,000

- Offered for sale with NO ONWARD CHAIN, this impressive executive detached family home occupies a highly sought-after residential location
- The principal bedroom suite occupies the second floor, boasting an impressive length of over 8 metres
- Set across three well-planned floors, the property offers versatile living space
- Central vacuum system fitted in every room for ease of cleaning
- Six generous bedrooms in total, with one currently utilised as a dedicated cinema room
- Integrated automation system for the gates, garage doors and access control/CCTV, which are controlled from the kitchen and have individual controllers

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
leek@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

The Willows Clay Lake, Stoke-On-Trent ST9 9DD

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to The Willows, Clay Lake. This impressive detached house offers a remarkable living experience. Built in 2008, the property spans an expansive 3,878 square feet and is designed across three well-planned floors, providing ample space for family living.

The home features six generous bedrooms, with one of them currently being utilised as a dedicated cinema room. The principal bedroom suite occupies the second floor, boasting an impressive length of over 8 metres, creating a luxurious retreat with en-suite facilities. Bedroom two is equally appealing, complete with its own en-suite bathroom and dressing room, perfect for those who appreciate a touch of elegance. Notably, bedroom four benefits from a delightful balcony that overlooks the beautifully maintained garden, offering a serene spot to unwind.

6 3 3

Council Tax Band: G





Ground Floor

Entrance Hall
23'6" x 10'8" max measurement
UPVC double glazed door with transom window and side light windows to the frontage, stairs to the first floor, under stairs storage cupboard, radiator, inset ceiling spotlights.

Sitting Room
20'10" x 20'2" max measurement
UPVC double glazed bay window to the side aspect, UPVC double glazed window to the rear, two radiators.

Dining Room
16'1" x 12'4"
UPVC double glazed French doors to the rear, UPVC double glazed picture window to the rear, tiled floor, two radiators.

Breakfast Kitchen
20'2" x 11'5"
UPVC double glazed window to the rear, high gloss units to the base and eye level, island unit, composite sink and a half with drainer, chrome mixer tap, Rangemaster range oven, Rangemaster extractor fan, integral Hotpoint dishwasher, inset ceiling spotlights, vertical chrome radiator, space for an American style fridge freezer.

Gym / Reception Three
11'0" x 10'11"
UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights, pedestrian door to the garage.

Utility Room
7'8" x 4'2"
Base units, space and plumbing for a washing machine, space for an under counter fridge, stainless steel sink and drainer, chrome mixer tap, extractor fan, radiator.

WC
6'4" x 3'4"
Vanity wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan.

Integral Double Garage
20'5" x 19'8" max measurement
Two single electric doors, power and light. Boiler room housing the gas fired boiler, water tank and expansion tank.

First Floor

Landing
UPVC double glazed corner window to the frontage, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, two radiators, stairs to the second floor, built-in banquette seating.

Bedroom Two
20'3" x 12'5"
Two UPVC double glazed windows to the side aspect, two radiators, inset ceiling spotlights, built-in ceiling speakers, en-suite and dressing room.

En-suite Two
8'11" x 6'5"
Inset bath, chrome mixer tap, handheld shower attachment, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, inset ceiling spotlights, extractor fan.

Dressing Room
11'1" x 6'5"
Inset ceiling spotlights, loft hatch, hanging rails, radiator.

Bedroom Three
16'2" x 12'6"
UPVC double glazed window to the rear, radiator.

Bedroom Four
15'7" x 11'1" max measurement
UPVC double glazed French doors to the rear onto a timber balcony, UPVC double glazed window to the side aspect, radiator, under stairs storage cupboard.

Bedroom Five
11'8" x 10'11"
UPVC double glazed window to the rear, radiator.

Bedroom Six / Cinema Room
19'6" x 7'5"
UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights.

Family Bathroom
8'11" x 7'5"
UPVC double glazed window to the side aspect, freestanding egg bath, floor mounted chrome mixer tap and handheld shower attachment, walk-in shower enclosure, chrome fitments, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, chrome ladder radiator, extractor fan.

Second Floor

Bedroom One
28'0" x 14'7" max measurement
UPVC double glazed window to the side aspect, three Velux skylights to the rear, inset ceiling spotlights, eaves storage, two radiators, en-suite.

En-suite One

9'10" x 7'11"

Velux skylight to the rear, panel bath, chrome mixer tap, handheld shower attachment, walk-in shower enclosure, chrome fitments, rainfall shower head, pedestal wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, extractor fan, chrome ladder radiator.

Externally

To the frontage, block paved driveway suitable for multiple vehicles, electric gates, CCTV, intercom, fence boundary. Integrated automation system for the gates, garage doors and access control/CCTV are controlled from the kitchen and have individual controllers.

To the rear, decked area, area laid to lawn, fence boundary, hedge boundary, two decked areas, woodland beyond, timber steps up to the balcony.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.













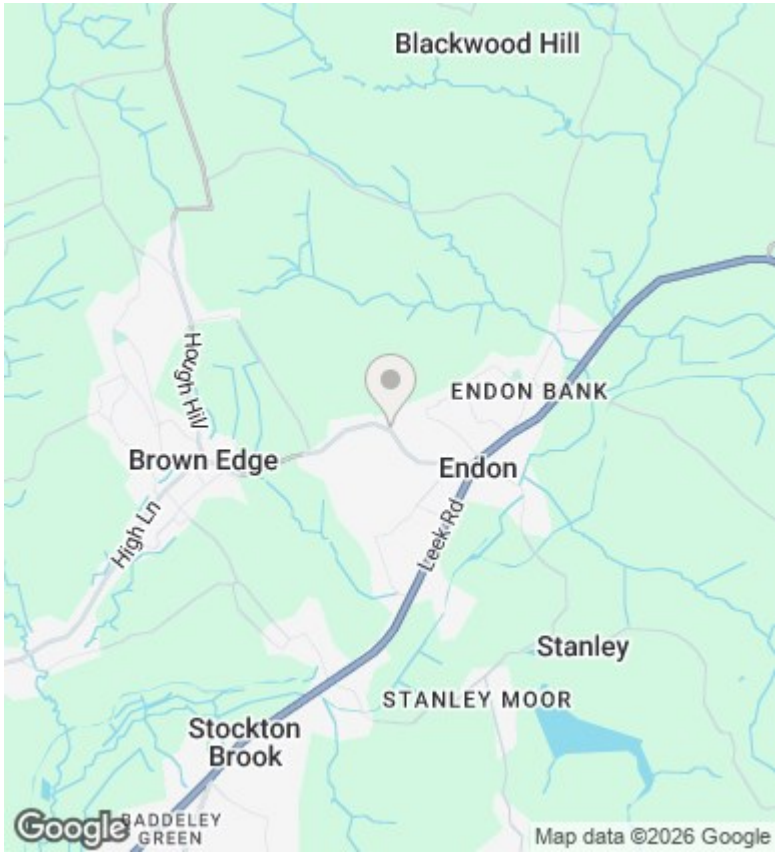








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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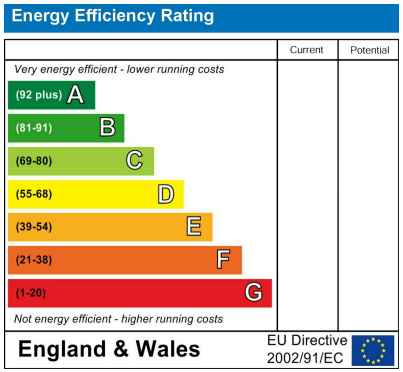


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