



Cheddleton Road, Leek, ST13 5QZ.
Offers in the Region Of £550,000

Whittaker Est. 1930
& Biggs

Cheddleton Road, Leek, ST13 5QZ.

An opportunity to acquire a deceptively spacious four/five bedroom detached family home ideally situated on the popular Birchall area set in gardens extending to approximately half an acre or thereabouts. Having been well maintained with quality fixtures and fittings throughout whilst offering original character and charm with glazed doors to the ground floor. The ground floor offers two reception rooms, a living and dining room both with stunning views, multi fuel stove and open fire. The hallway has Parquet flooring, stairs to the first floor and a cloak room with WC and pedestal wash hand basin. The breakfast kitchen has a good range of units to the base and eye level, electric cooker point, integral dishwasher, pantry and a breakfast bar. The kitchen also gives access to the utility, garage and garden. Within the utility are units to the base level, stainless steel sink, plumbing for a washing machine and space for a standing fridge freezer. To the first floor are four sizeable bedrooms with a further bedroom/office behind bedroom three. Bedroom one also offers an en-suite shower room with shower, lower level WC and vanity sink. In addition bedroom three has a shower cubicle. The white family bathroom boasts a panel bathtub, pedestal wash hand basin and lower level WC. As mentioned, there are stunning gardens all around the property with large private lawns and a long sweeping driveway, which leads from the parking area to the garage. The size of the plot would certainly allow for extensions, should the prospective purchaser need more living space (subject to planning/building permission). Viewing highly recommended.

Situation

The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. This is a good family home being within the catchment for a wide range of schools.



Entrance Porch

Hardwood door to front aspect with inset glazed panel.

Entrance Hall

UPVC double glazed window to front elevation, radiator, staircase off, Herringbone style parquet flooring, under stair Store Cupboard off incorporating hanging rail, parquet flooring.

Cloakroom

Housing low level W.C., wash hand basin set in vanity unit with chrome mixer tap, UPVC double glazed window to rear elevation, inset halogen downlighters, radiator.

Living Room 12' 8" x 19' 11" (3.86m x 6.08m)

UPVC double glazed bay window to front elevation, UPVC double glazed window to side elevation, feature tiled fireplace incorporating log burning stove on tiled hearth, two radiators, cornicing.

Dining Room 13' 1" x 14' 2" (3.99m x 4.31m)

Having feature tiled open fire place, set on tiled hearth, centre light point, two wall light points, parquet flooring, double radiator, UPVC double glazed leaded light bay window to front aspect, power points.

Breakfast Kitchen 10' 11" x 15' 3" (3.34m x 4.66m)

Excellent range of light oak units with fielded panels and brushed chrome fittings thereto comprising base cupboards and drawers incorporating electric cooker point, integral BOSCH dishwasher, integral breakfast bar, roll top work surfaces over having inset one and a half bowl stainless steel sink unit with chrome mixer tap over, tiled splashbacks. Range of matching wall cupboards incorporating extractor fan with concealed lighting, UPVC double glazed bay window to rear elevation, inset halogen downlighters, coving, radiator, ceramic tiled floor, walk-in Pantry off having fixed shelving, centre light point, tiled floor, window to rear hall.

Rear Hall

UPVC double glazed door to rear elevation, pedestrian door to Garage.

Utility 8' 10" x 9' 4" (2.70m x 2.85m)

Range of units with inset timber fittings thereto comprising base cupboards and drawers incorporating plumbing for automatic washing machine, inset sink unit, UPVC double glazed window to rear elevation, radiator.

First Floor

Landing

Having centre light point, UPVC double glazed window to rear aspect, ceiling mounted smoke alarm. Airing Cupboard off, fixed shelving. Loft access, boarded loft with carpet.

Bedroom One 12' 6" x 14' 10" (3.80m x 4.53m)

UPVC double glazed window to front elevation, two UPVC double glazed windows to side elevation, radiator, range of built-in bedroom furniture comprising wardrobes incorporating hanging, shelving.

Ensuite 5' 9" x 5' 3" (1.75m x 1.61m)

UPVC double glazed window to the side elevation, chrome ladder radiator, lower level WC, vanity wash hand basin, corner shower cubical.

Bedroom Two 13' 2" x 14' 10" (4.01m x 4.52m)

UPVC double glazed bay window to front elevation, radiator.

Bedroom Three 7' 7" x 11' 3" (2.30m x 3.43m)

UPVC double glazed window to front elevation, radiator, cornicing, over stairs Store Cupboard off incorporating hanging space and shelving.

Bedroom Four 9' 5" x 10' 0" (2.88m x 3.04m)

UPVC double glazed window to rear elevation, cornicing, radiator, walk-in shower cubicle incorporating Mira electric shower fitment.

Bedroom Five/Study 7' 11" x 22' 2" (2.42m x 6.76m)

(Maximum Measurement) Having window to side elevation, exposed original beams and timbers, radiator.

Bathroom 6' 1" x 8' 10" (1.85m x 2.69m)

Suite comprising panelled bath having mixer tap over incorporating telephone style shower attachment, pedestal wash hand basin, low level W. C., fully tiled walls, radiator, UPVC double glazed window to rear elevation, inset halogen downlighters.

Outside

The property is approached from the private driveway over a block paved sweeping driveway providing off road parking for numerous vehicles with adjoining formal gardens to the front aspect laid to lawns with inset well stocked borders incorporating mature trees and shrubs with further borders to the side elevation incorporating mature trees and shrubs. The driveway leads to:



Garage One 9' 5" x 18' 10" (2.87m x 5.75m)

Having concrete floor, up and over door, two ceiling lights, pedestrian door to rear hall, wall mounted meters.

Garage Two 9' 6" x 15' 2" (2.89m x 4.63m)

Having centre light point, concrete floor, up and over door, fixed shelving, access to first garage.

Gardens

Formal gardens to the rear aspect laid to crazy paved patio to the side with adjoining vegetable plot with crazy paved paths having stepped access to sizeable lawns with inset well stocked shaped borders incorporating ornamental pond, mature trees and shrubs. Mature Leylandi hedge conceals a further garden area presently utilised for orchard purposes, courtesy lighting, cold water tap, summer house.

Note:
Council Tax Band: F

EPC Rating: D

Tenure: believed to be Freehold

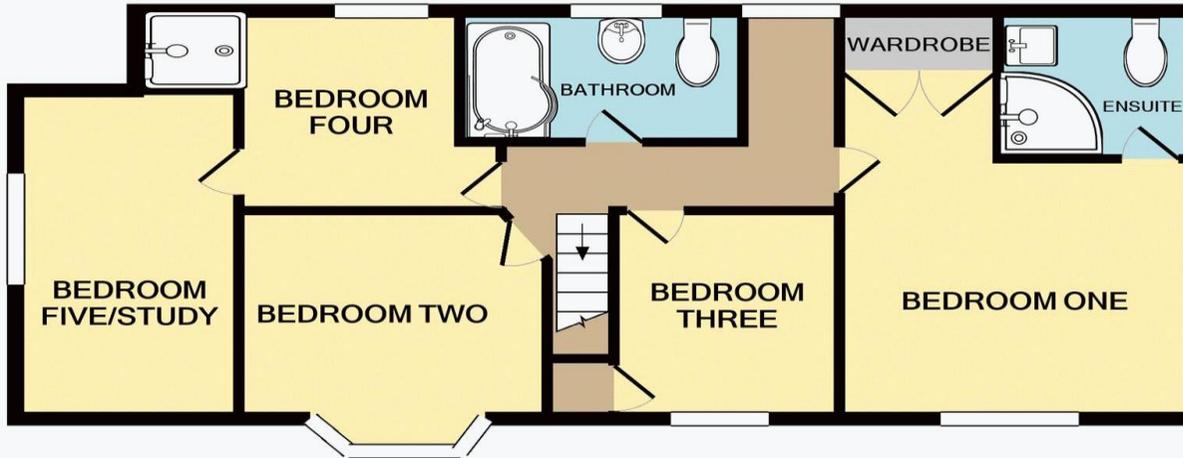








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

From our Derby Street Leek office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the roundabout and take the left hand turning adjacent to the Birchall Golf Course entrance, Continue along this road for a short distance and passing the turning for Sandybrook Lane on the left and Leek Golf Club on the right, turning left into small lay-by turning immediately left (back on yourself), and continue along this private driveway to its extremity, which leads to Hillcroft.

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