



Cheddleton Park Avenue, Cheddleton, ST13 7NS.
Offers in the Region Of £475,000

Est. 1930
**Whittaker
&Biggs**

Cheddleton Park Avenue, Cheddleton, ST13 7NS.

A striking five bedroom family home boasting two impressive reception rooms, breakfast kitchen, utility, two ensuite shower rooms, double garage and tiered garden. This spacious house is positioned in the ever popular village of Cheddleton and has been beautifully extended to incorporate an orangery, an ideal family home. Accommodation comprises of an entrance hallway, cloakroom, living room, dining room / orangery and a well portioned and equipped breakfast kitchen with a range of floor and wall mounted units, breakfast bar and appliances.

From the large entrance hall stairs rise up to the first floor where five bedrooms and family bathroom are arranged. Bedroom one is of particular merit and includes fitted wardrobes, dressing area and sizable shower ensuite. Bedroom two also benefits from a shower ensuite. Externally the level of design and standard continues.

The landscaped south facing private garden offers an area laid to lawn, gravel walkway / patio, formal borders and a two very well designed elevated seating areas perfect for al fresco dining. To the frontage is ample off road parking for several vehicle on a brick herringbone driveway and access to the double garage complete with light and power connected.

An ideal family home in a semi-rural village, a viewing comes highly recommended to appreciate the size, potions, plot and quality of this property.

Situation

Cheddleton Park Avenue is situated in the sought after village of Cheddleton and provides far reaching views over the surrounding country side. The Churnet Valley Railway is also within easy walking distance, along with the canal which provides various country walks.

There is also Veterinary, Country Public Houses, Tea Rooms and village shops. The village of Cheddleton is within easy commuting distance to Leek Town Centre and being in the catchment for the Westwood schools.



Hallway

Composite door to the front elevation, staircase to the first floor, under stair storage cupboard, radiator, cornicing.

Cloakroom

Lower level WC, pedestal wash hand basin, radiator.

Living Room 20' 2" x 11' 3" (6.15m x 3.44m)

UPVC double glazed bay window to the front elevation, gas living flame fire set in marble, two radiators, cornicing, two ceiling roses.

Dining Room / Orangery 25' 7" x 17' 11" (7.81m x 5.45m)

UPVC double glazed sliding doors to the rear elevation, UPVC double glazed windows to both side elevations, skylight, two radiators, cornicing, ceiling rose, feature lighting, underfloor heating.

Breakfast Kitchen 17' 11" x 17' 11" (5.45m x 5.45m)

UPVC double glazed patio doors to the rear elevation, UPVC double glazed windows to the rear and both side elevations, radiator, breakfast bar, units to the base and eye level, four ring gas hob, extractor fan, electric oven/grill, composite one and a half sink with drainer, integral dishwasher.

Utility 5' 0" x 11' 1" (1.53m x 3.38m)

Wood glazed door to the side elevation, radiator, units to the base, sink unit, plumbing for a washing machine, space for a dryer.

Double Integral Garage 17' 5" x 16' 8" (5.31m x 5.07m)

Two up and over doors to the front elevation, wooden glazed door to the side elevation, light and power connected.

First Floor

Landing

UPVC double glazed window to the front elevation, two radiators, loft access, built in storage cupboard, cornicing.

Bedroom One 14' 2" x 11' 10" (4.32m x 3.60m)

UPVC double glazed window to the rear elevation, fitted wardrobes and dressing table, radiator, cornicing.

Ensuite

UPVC double glazed window to the side elevation, shower, built in cistern, vanity wash hand basin, chrome ladder radiator.

Bedroom Two 11' 2" x 12' 0" (3.41m x 3.66m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes, cornicing.

Ensuite

UPVC double glazed window to the side elevation, shower, lower level WC, pedestal wash hand basin, radiator.

Bedroom Three 11' 3" x 10' 2" (3.42m x 3.11m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes.

Bedroom Four 9' 1" x 11' 3" (2.78m x 3.42m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes.

Bedroom Five 7' 5" x 8' 8" (2.27m x 2.65m)

UPVC double glazed window to the front elevation, radiator.

Family Bathroom

UPVC double glazed window to the front elevation, panelled bath with shower over, lower level WC, pedestal wash hand basin, radiator.



Externally

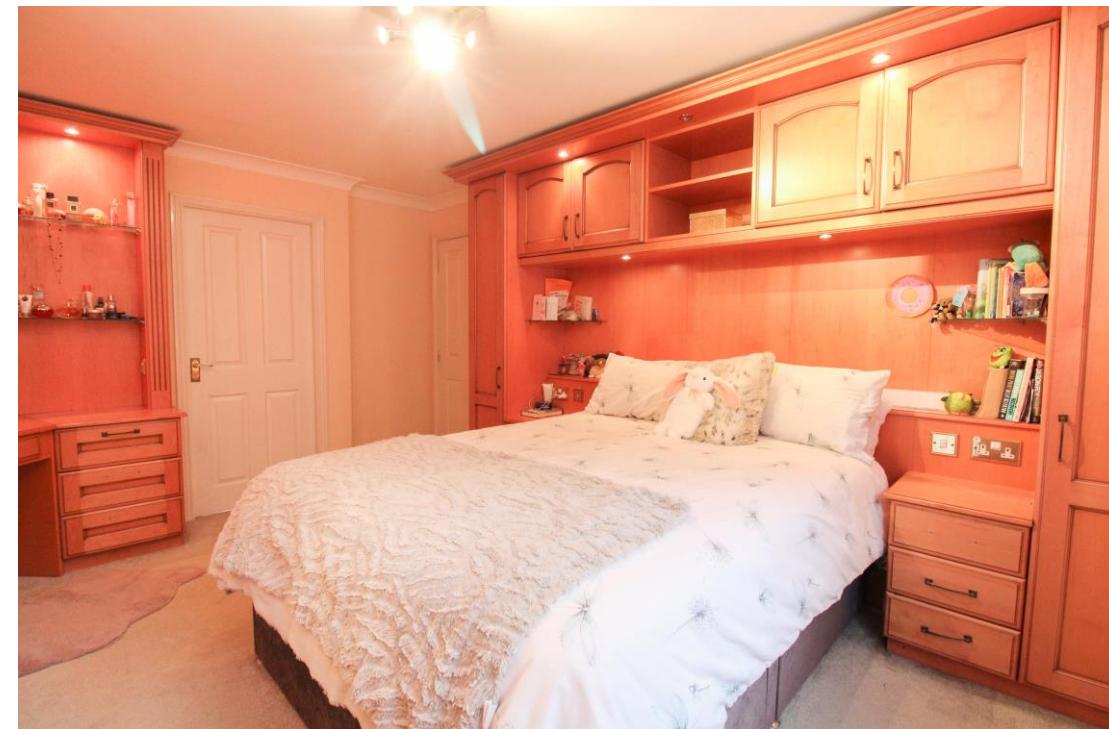
To the frontage, brick herringbone driveway, area laid to lawn, hedged boundaries, courtesy lighting. To the rear, area laid to gravel, two wooden seating areas, area laid to lawn, stone walkway, fenced and hedged boundaries, mature plants, trees and shrubs.

Note:
Council Tax Band: F

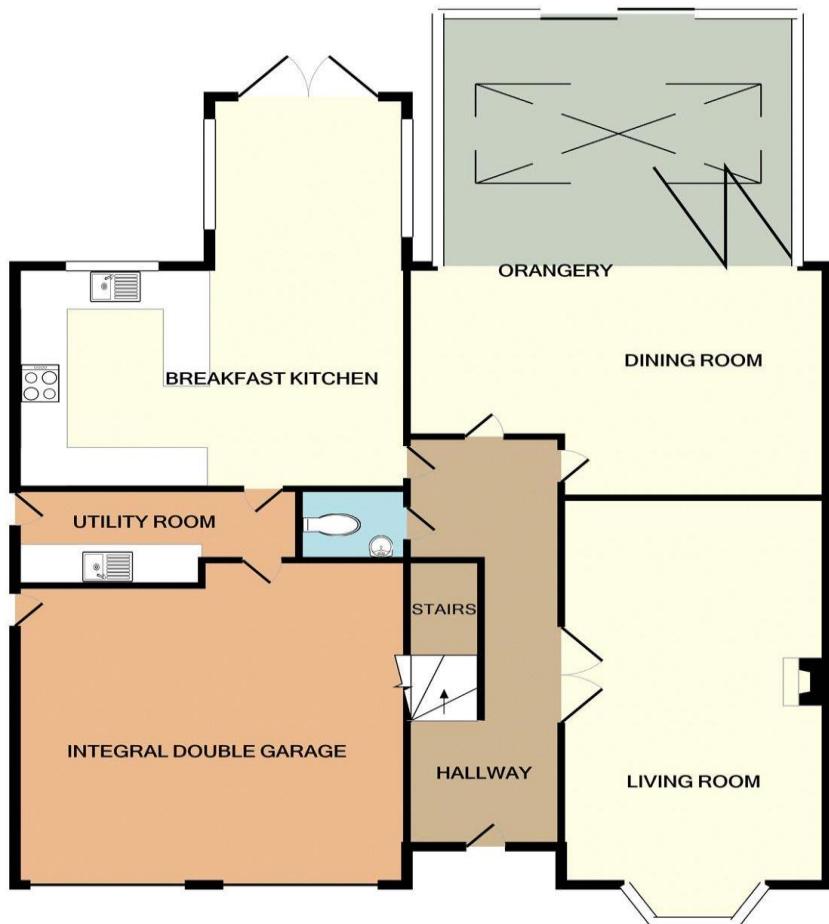
EPC Rating: E

Tenure: believed to be Freehold

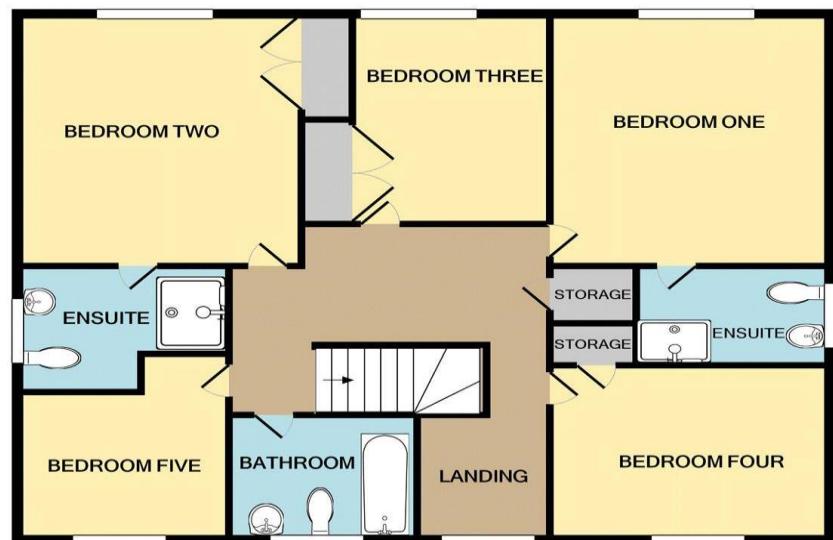








GROUND FLOOR
APPROX. FLOOR
AREA 1370 SQ.FT.
(127.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 936 SQ.FT.
(87.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2306 SQ.FT. (214.2 SQ.M.)

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 into Haywood Street, at the traffic lights turn left into the A520 Cheddleton Road. Follow this road passing through the village of Leekbrook and into the village of Cheddleton continue for a short distance and upon reaching the mini roundabout, take the first turning left into Basford Bridge Lane. Follow this road for a short taking the fourth turning left into Cheddleton Park Avenue and continue on this road, where the property is situated on the left hand side.

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