



Heathview, Cheddleton, Staffordshire, ST13 7AT.  
Offers in the Region Of £525,000

Whittaker Est. 1930  
& Biggs

# Heathview, Cheddleton, ST13 7AT.

This beautifully presented four bedroom detached family home is nestled within a quiet cul de sac location in the highly desirable location of Cheddleton Heath. The property boasts stunning views over the open countryside to the rear, substantial plot, refitted high specification kitchen, 23ft living room with inglenook fireplace, conservatory, double garage, ensuite bathroom and dressing room to bedroom one.

You're welcomed into the property via the hallway, having useful cloakroom and storage cupboard off. The impressive living room has a stunning inglenook fireplace, oak mantle, stone hearth and multi-fuel stove. A Upvc double glazed conservatory is located to the rear, with patio door to the side. The 28ft dining kitchen is an impressive space, having a contemporary fitted kitchen with copper handles, quartz worksurfaces, underfloor heating, dual fuel Rangemaster, extractor, integrated dishwasher, composite sink, space for an American style fridge/freezer, family sized dining table and chairs and patio doors onto the rear garden.

The rear hallway has a range of matching units, integrated washing machine and access to the side and to the integral double garage, having dual up and over electric doors, power, light and wall mounted Baxi gas fired boiler. The cloakroom again has matching base units, stainless steel sink and low level WC.

To the first floor are four sizeable bedrooms, with bedroom one having a walk in dressing room and ensuite bathroom with both a bath and shower enclosure. A further shower room services the other three bedrooms, with walk in double enclosure, low level WC, pedestal wash hand basin and underfloor heating.

Externally to the frontage is a tarmac driveway, lawn, hedged boundary, access to each side of the property. The rear garden is currently being laid to porcelain patio, lawn, feature waterfall, pond, mature plants, trees and stunning views.

A viewing is highly recommended to appreciate this homes position, views, high specification and much more.

## Situation

Cheddleton Heath is within easy access to local school and village amenities, the property is also ideal for a bus route which is situated on the main A520 Leek Road. Ideally located within close proximity to the Cheshire and Derbyshire borders and offers easy commute to Leek, Buxton, and Macclesfield or towards the Potteries. Located some three miles south of Leek town centre, which benefits from both independent traders and supermarkets including Sainsbury's and Morrison's.



### Entrance Hallway

UPVC double glazed door to the front elevation, radiator, understairs storage cupboard, staircase to the first floor.

### Cloakroom 8' 11" x 3' 11" (2.71m x 1.20m)

UPVC double glazed window to the front elevation, radiator, pedestal wash hand basin, tiled splashbacks.

### Living Room 23' 6" x 12' 1" (7.16m x 3.69m)

Inglenook fireplace with oak surround, stone hearth. Multi fuel burner with brick surround, two UPVC double glazed windows to the side elevation, UPVC double glazed bay window to the front elevation, radiator, inset downlights, UPVC double glazed patio sliding doors to the conservatory.

### Conservatory 9' 11" x 9' 10" (3.02m x 2.99m)

Being of UPVC double glazed construction, UPVC double glazed patio doors.

### Dining Kitchen 13' 0" x 28' 6" (3.97m x 8.68m)

Underfloor heating, Quartz worksurfaces and upstands, built in contemporary units with copper handles, dual fuel Range master cooker with six ring hob, extractor fan above, composite one and half bowl sink with chrome mixer tap, tiled splashbacks, two UPVC double glazed windows to the rear elevation, one UPVC double glazed window to the side elevation, integral dishwasher, space for American style fridge/freezer.

### Rear Hallway/Utility 4' 11" x 14' 4" (1.49m x 4.38m)

Radiator, matching units to the Kitchen, integral washing machine, UPVC double glazed door to the side elevation, underfloor heating, door to garage.

### Cloakroom

Matching base units, lower level WC, stainless steel sink unit with chrome mixer tap.

### Double Garage 11' 1" x 18' 10" (3.38m x 5.73m)

Two up and over electric doors, power and light connected, Baxi combi boiler.

### First Floor

#### Landing

Loft access with loft ladder.

#### Bedroom One 12' 8" x 11' 9" (3.85m x 3.57m)

UPVC double glazed window to the rear elevation, radiator.

#### Ensuite 7' 11" x 8' 7" (2.42m x 2.61m)

Underfloor heating, pedestal wash hand basin, lower level WC, Jacuzzi style bath with mixer tap, enclosed shower unit with Mira shower, two chrome heated ladder radiators, inset downlights, UPVC double glazed window to the front elevation.

#### Dressing Room 7' 9" x 8' 7" (2.36m x 2.62m)

Radiator, Velux style window to the rear elevation.

#### Bedroom Two 12' 11" x 9' 8" (3.94m x 2.95m)

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

#### Bedroom Three 10' 3" x 12' 1" (3.12m x 3.68m)

UPVC double glazed bay window to the front elevation, radiator.

#### Bedroom Four 7' 8" x 9' 5" (2.34m x 2.87m)

UPVC double glazed window to the rear elevation, radiator.

#### Shower Room 5' 3" x 9' 2" (1.60m x 2.80m)

Fully tiled, underfloor heating, walk in shower enclosure with chrome mixer, lower level WC, pedestal wash hand basin, chrome heated ladder radiator, UPVC double glazed window to the front elevation, cupboard.



### Externally

To the front is tarmacadam driveway, area laid to lawn, well stocked borders, access to the sides. To the rear is currently being laid to porcelain patio, area laid to lawn, outside water tap, hedged boundary, well stocked borders, feature pond, waterfall, timber shed.

Note:  
Council Tax Band: E

EPC Rating: D

Tenure: believed to be Freehold



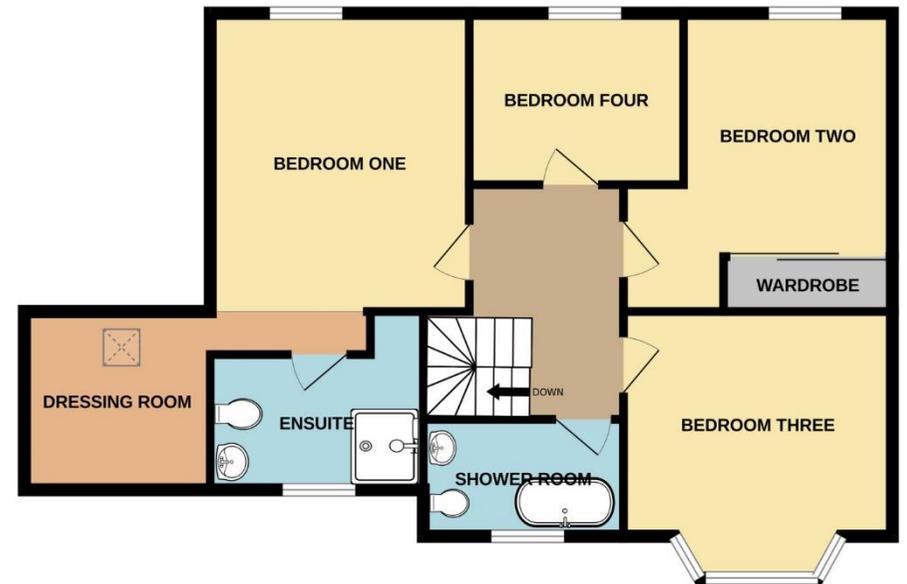




GROUND FLOOR



1ST FLOOR



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

From Leek town centre, proceed along the A520 Cheddleton Road. Follow this road passing through Birchall and proceeding through the village of Leekbrook. After passing over the Churnet Valley Railway line as the road begins to incline take the first turning left into Cheddleton Heath Road. Follow this road and turn left onto Heathview, where the property is situated on the left hand side.

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