



Birchall Lane, Leek, ST13 5RA.
Offers in Excess of £600,000

Est. 1930
**Whittaker
& Biggs**

Birchall Lane, Leek, ST13 5RA.

A prestigious and picturesque detached family home, occupying a superb location in highly regarded location of Birchall. Enjoying well balanced and modern accommodation, nestled within substantial grounds, the property offers four bedrooms, two bathrooms, three reception rooms and impressive 22.5ft breakfast kitchen. This individual property offers the discerning purchaser a great deal of privacy, enjoying an idyllic location, yet within short distance of Leek centre and within close proximity to Stoke-on-Trent, Macclesfield, Congleton, Ashbourne and surrounding towns/villages.

On entering the property you are immediately welcomed by a spacious reception hall, which leads to the main living accommodation, a cloakroom and staircase to the first floor. The striking living room enjoys double height ceilings, inglenook fireplace, staircase to the formal dining area and access to the delightful sunroom.

A high specification contemporary breakfast kitchen comprises of a good range of units to the base and eye level, breakfast bar with granite work surfaces, double electric oven, combination grill / microwave, two warming draws, five ring gas hob, worktop extractor fan, inset stainless steel sink and integral appliances such as a dishwasher and washing machine, plus access directly to the dining area.

The principle bedroom is located to the ground floor and is of particular note, having a four piece shower room off and double doors opening to the sunroom.

Three well proportioned bedrooms are located to the first floor in addition to the family bathroom, having a P-shaped bath with shower over, lower level WC and pedestal wash hand basin.

The property is approached via an extensive tarmacadam driveway and accessed via electric gates. The driveway to located to the frontage in addition to access to the garage, which has an electric roller door with power and light connected. To the rear is an outstanding garden having a mix of areas laid to lawn, Indian stone patios, wooden decking area and a garden room. Views are enjoyed to the rear of the property overlooking neighbouring countryside and woodland.

Internal inspection of this well presented family home is essential, to fully appreciate the size, location and quality on offer.

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 Hall

Oak wood doors with double glazed inset to the front elevation, two radiators, staircase to the first floor, cornicing.

Breakfast Kitchen 10' 1" x 22' 7" (3.07m x 6.88m)

Three UPVC double glazed windows to the front elevation, UPVC double glazed door and window to the rear elevation, three grey radiators, units to the base and eye level, breakfast bar, granite work surfaces, double Neff electric oven, Neff combination microwave / grill, two Neff warming draws, five ring Neff hob, Frankie worksurface extractor fan, integral dishwasher, integral washing machine, one and a half inset stainless steel sink, chrome mixer tap, plumbing for an American style fridge freezer.

Dining Room 13' 0" x 10' 0" (3.97m x 3.06m)

UPVC double glazed window to the side elevation, radiator, cornicing.

Living Room 13' 3" x 21' 1" (4.04m x 6.43m)

Two UPVC double glazed window to the side elevation, UPVC double glazed window to the side elevation, feature brick inglenook style fireplace, radiator, cornicing.

Sunroom 8' 2" x 13' 10" (2.5m x 4.21m)

UPVC double glazed construction, UPVC double glazed patio doors to the side elevation, radiator, light connected.

Bedroom One 13' 10" x 16' 4" (4.21m x 4.99m)

UPVC double glazed window to the side elevation, two radiators, fitted wardrobes, built in wardrobes, cornicing.

Ensuite

UPVC double glazed window to the front elevation, radiator, double shower enclosure, lower level WC, bidet, vanity wash hand basin, cornicing.

First Floor

Landing

Velux style window, storage cupboard, radiator.

Bedroom Two 13' 5" x 13' 0" (4.1m x 3.97m)

UPVC double glazed window to the side elevation, radiator, built in wardrobes, storage in the eaves.

Bedroom Three 16' 9" x 13' 3" (5.1m x 4.04m)

Two Velux windows, radiator, built in wardrobes, storage in the eaves.

Bedroom Four 10' 2" x 13' 9" (3.11m x 4.2m)

Velux style window, UPVC double glazed window to the side elevation, radiator.

Bathroom

UPVC double glazed window to the side elevation, P-shaped bath with shower over, lower level WC, vanity wash hand basin, radiator.

Garage 16' 6" x 12' 2" (5.03m x 3.71m)

Electric roller door, UPVC double glazed door to the side elevation, UPVC double glazed window to the rear elevation, loft access, wall mounted Glow Warm gas fired central heating boiler, light and power connected.

Externally

The property is approached via a private tarmacadem driveway with passing area and leading to wrought iron electric entrance gates having courtesy lighting. The driveway leads to a tarmacadem parking area to the front aspect with adjoining:

Gardens

Formal gardens to the property are laid to the side and rear aspect presently comprising side gardens with flagged paths and raised vegetable plot with pedestrian access to the rear.



Raised infinity style Indian stone flagged patio with wrought iron balustrade surround incorporating courtesy lighting, offering panoramic view over to the woodland and surrounding countryside. Stepped access from the patio leading to further garden area laid to sloping lawns incorporating inset grassed pathway with adjoining well stocked borders.

Separate block paved patio area with timber pergola providing idyllic seating location. Winding grass paths leading to the majority of the garden with a natural stream boundary and incorporating a further patio area

ideal for entertaining with view down the valley and back towards the property. Situated adjacent to the house is a hard standing area for garden shed. The property has the benefit of external courtesy lighting to the patio with external power points and cold water tap.

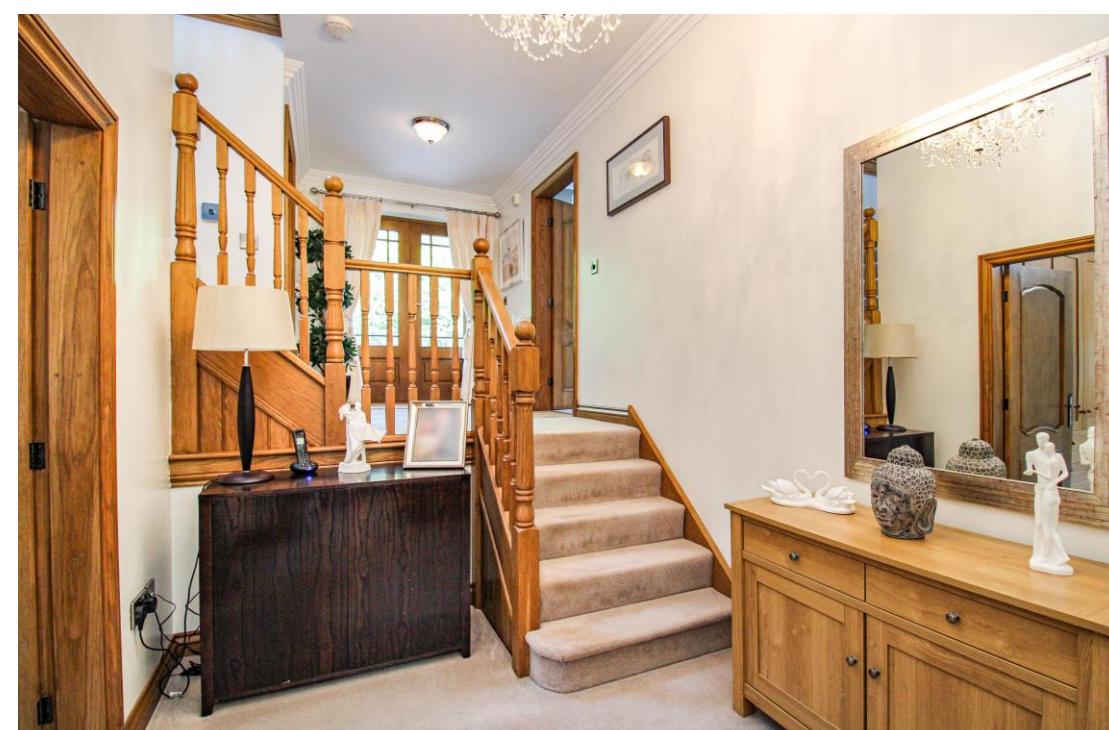
Store Room / Study 19' 0" x 7' 10" (5.8m x 2.4m)
Door to the side elevation, UPVC double glazed bay window to the rear elevation, UPVC double glazed window to the side elevation, light and power connected.

Note:
Council Tax Band: F

EPC Rating: C

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 our Derby Street, Leek, offices proceed along Haywood Street at the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing the Britannia Building Society and take the fourth turning left into Birchall Lane, follow this road around to the right, where the property is then situated on the left hand side.

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