



Chestnut Walk, Leek, ST13 7BJ.  
Offers in the Region Of £595,000



# Chestnut Walk, Leek, ST13 7BJ

This unique property is exceptional, offering stylish and versatile accommodation. The home is nestled on a substantial plot with stunning open views over neighbouring countryside. In a particularly private position, the property is approached over a block paved driveway at the head of a cul-de-sac leading to this impressive home.

Accommodation is comprised of four bedrooms, one with ensuite, two reception rooms, a breakfast kitchen with conservatory, study, downstairs cloakroom, utility room and integral double garage. Upon entering the hallway, the staircase to the first floor can be found to the left.

Access is given to the impressive sitting room via oak glazed double doors. This room has a bay window complete with shutters and benefits from uninterrupted countryside views to the frontage. Next is the formal dining room followed by a study, downstairs cloakroom and utility room which provides access to the rear garden and houses the gas fired boiler. The breakfast kitchen is a real entertaining area with conservatory off, providing ample room for a breakfast table with chairs. The kitchen is comprised of units to the base and eye level, island unit and granite worktops. Integral appliances include a Neff four ring gas hob, Neff extractor fan, AEG double oven, Neff 70/30 fridge freezer, Bosch dishwasher, and undermount stainless steel sink. An understairs storage cupboard completes the ground floor.

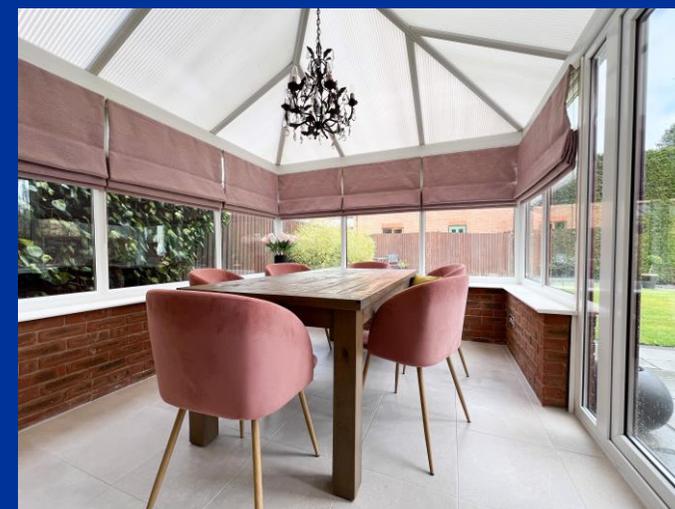
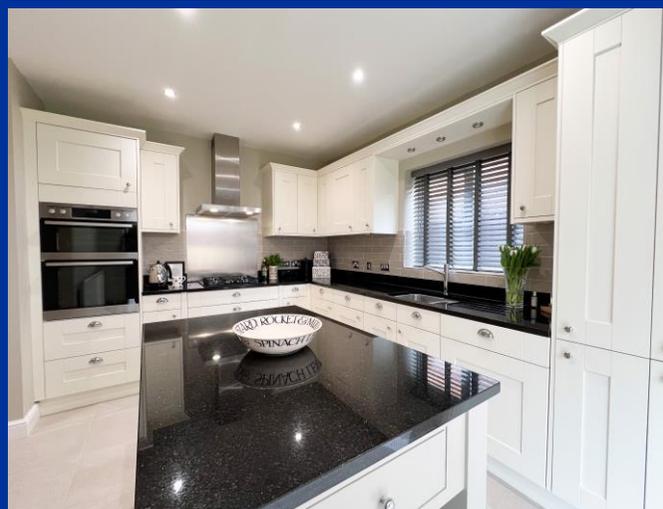
The first floor accommodation is extremely well proportioned. The principal bedroom suite is opulent with built in wardrobes and en-suite bathroom. Bedrooms two and four also have built in wardrobes. The family bathroom is contemporary in style with bath, low level WC and vanity wash hand basin.

Externally the property is well positioned with breath taking views across the countryside. The grounds are very well maintained with a variety of mature plants, shrubs and trees plus an area laid to lawn and stone flagged patio. To the frontage is a block driveway providing ample off road parking for several vehicles which opens to the double garage that offers an electric roller door with power and light connected.

A viewing is highly recommended to appreciate this homes position, quality, spacious accommodation, and plot size. Viewing strictly via Whittaker & Biggs Leek. Note: Annual management fee applies.

## Situation

St. Edwards Park is a desirable location, boasting countryside walks along the canal and railway line. Situated on the outskirts of the busy market town of Leek, with commuting to The Potteries, Buxton and Ashbourne. Cheddleton, benefits from various village shops, Tea Rooms and quaint country public houses.



## Ground Floor

### Hallway

Composite double glazed door, Amtico flooring, stairs to the first floor, radiator, glazed oak double doors to the sitting room.

### Sitting Room

UPVC double glazed bay window to the frontage, window shutters, 2 x radiators, electric fire, marble effect hearth and surround, glazed oak double doors.

### Dining Room

UPVC double glazed window to the rear, oak door, radiator.

### Study

UPVC double glazed window to the rear, radiator, oak door.

### WC

UPVC double glazed window to the rear, low level WC, vanity wash hand basin, tiled splash back, heated towel rail, oak door.

### Utility room

UPVC double glazed door to the rear, radiator, wood effect worktop, granite effect sink and drainer, black mixer tap, space and plumbing for a washing machine, space for a tumble dryer, wall mounted boiler.

### Kitchen/Breakfast Room

UPVC double glazed window to the side aspect, range of units to the base and eye level, island unit, granite worktops, undermount stainless steel double sink, chrome mixer tap, integral 4 ring Neff gas hob, Neff extractor hood, integral AEG double oven, integral Bosch dishwasher, integral Neff 70/30 fridge freezer, pull out larder unit, radiator, inset ceiling spotlights, tiled floor.

### Conservatory

UPVC double glazed French doors to the side aspect, radiator, polycarbonate roof, tiled floor.

## First Floor

### Landing

2 x UPVC double glazed windows to the frontage, window shutters, loft access, radiator.

### Family Bathroom

UPVC double glazed window to the frontage, panel bath, pedestal wash hand basin, low level WC, hand held shower attachment, inset ceiling spotlights, extractor fan, shaver point, radiator.

### Bedroom One

UPVC double glazed window to the frontage, window shutters, radiator, built in wardrobes.

### En-suite

UPVC double glazed window to the side aspect, panel bath, vanity wash hand basin, low level WC, shower cubicle.

### Bedroom Two

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



### Bedroom Three

UPVC double glazed window to the rear, radiator.

### Bedroom Four

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

### Externally

To the frontage, block paved drive, area laid to lawn, double garage, country views. To the rear, paved patio area, area laid to lawn, gravelled area, mature trees, wall and fence boundary.

### Garage

Electric roller door, power, light.

Note:

Council Tax Band: E

EPC Rating: D

Tenure: believed to be Freehold



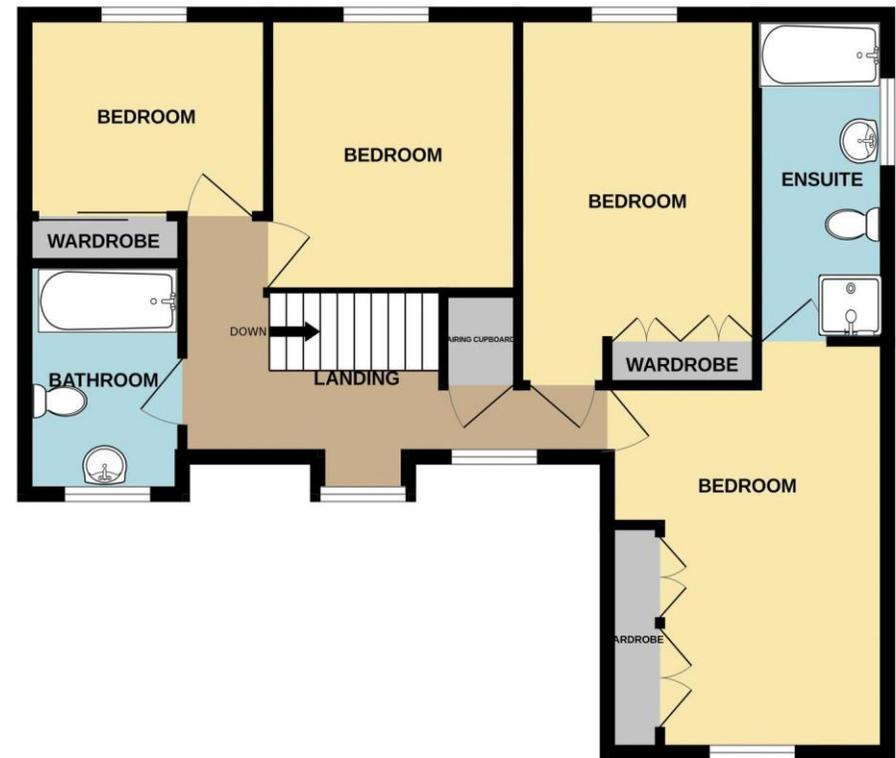




GROUND FLOOR



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 our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road for a short distance passing through Birchall and Leekbrook, proceed up the hill over the railway bridge taking the next turning right into East Drive. Follow this road for a short distance passing the St Edwards Hall on the right hand side and take the next turning left into Chestnut Walk, take the second left continuing on Chestnut Walk then follow the road right where the property is situated at the head of the road.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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