



Arden Close, Leek, ST13 5BF.
Offers in the Region Of £430,000

Est. 1930
**Whittaker
& Biggs**

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This immaculately presented two bedroom detached bungalow is finished to a high standard throughout. A no expense spared approach has been adopted when modernising the property, with high end bespoke fixtures and fittings which can be seen throughout. The property is nestled within a cul de sac location, on an impressive corner plot, having elevated views towards the town and beyond. The property has dual aspect tarmacadam driveways to either side of the property, double garage, two tiered garden, which is beautifully maintained and well stocked. Internally the property boasts a bespoke kitchen with granite worksurfaces, high specification integrated appliances. Bespoke bathroom, with hand made cupboards, vanity, granite worktop, electric toilet and karndean flooring to the hallway and dining room.

You're welcomed into the property via the hallway, with cupboard housing the Worcester gas fired boiler. The kitchen has breakfast island, stainless steel sink, satin finished tap, pop up plug, double oven, electric hob, extractor, integrated dishwasher and space for an American style fridge/freezer. The conservatory is located to the rear, is of Upvc double glazing with a glass roof and underfloor heating, an excellent room to enjoy those views. An 18ft living room has ample room for large living furniture and has a living flame gas fire set within a marble hearth and surround. The dining room is conveniently located off the hallway and comfortably accommodate a family sized dining table and chairs.

Bedroom one and two are located to the front of the property and are both doubles, with bedroom one having fitted wardrobes and access to the bathroom. The bathroom is spectacular, a high end suite which has both shower enclosure, mirror with light and cupboard which currently houses the washing machine and dryer.

Externally to the frontage are two driveways providing off street parking for a number of vehicles and gated access to the rear via both sides. The garage is brick constructed, has electric remote roller door, power, light and pedestrian door and window to the side. The rear garden is well established with raised beds, pond, timber shed, greenhouse, lawn, Staffordshire Knot box hedge, patios and hedged boundaries.

Offered for sale with NO CHAIN, this unique home is not to be missed.

Situation

Situated in a highly desirable location, within easy walking distance to the town centre and local amenities. The property is situated in an elevated position, having views over the surrounding countryside.



Entrance Hallway

Karndean floor, composite double glazed door to the side elevation, storage cupboard housing a gas fired Worcester boiler, alarm key panel, radiator, loft access, wall lights.

Living Room 16' 6" x 19' 0" (5.04m x 5.78m)

Radiator, traditional style radiator, living flame gas fire set on marble style hearth and surround with wood mantle, UPVC double glazed window to the side elevation, UPVC double glazed patio doors leading to the conservatory.

Conservatory 10' 6" x 16' 0" (3.21m x 4.88m)

UPVC double glazed construction, glass roof, underfloor heating, tiled floor, UPVC double glazed patio doors to the rear elevation through to the rear garden, light and power connected.

Dining Room 12' 11" x 9' 9" (3.93m x 2.96m)

Karndean flooring, UPVC double glazed window to the side elevation, radiator.

Kitchen 16' 6" x 13' 1" (5.02m x 3.98m)

Breakfast island, stainless steel sink with satin mixer tap, pop up plug extension, fitted units to the base and eye level, granite work surfaces, four ring Hotpoint electric hob, Hotpoint extractor fan, Range Master electric grill and fan assisted oven, integral dishwasher, space for American style fridge freezer, UPVC double glazed window to the rear elevation, door to the rear into the conservatory, UPVC double glazed window to the front, inset downlights, radiator, larder cupboards.

Bathroom 8' 0" x 12' 6" (2.45m x 3.80m)

Bespoke suite, built in cupboards housing a washing machine and dryer, panel bath with chrome mixer tap, vanity unit with granite worksurface and chrome mixer tap and bespoke cupboards beneath, mirror light, walk in double shower cubicle with chrome fitment, built in cupboards above electric WC, wall mounted chrome heated ladder radiator, inset downlights, extractor fan, partly tiled, UPVC double glazed window to the side elevation.

Bedroom One 12' 8" x 14' 1" (3.85m x 4.28m)

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

Bedroom Two 12' 9" x 11' 9" (3.88m x 3.59m)

Radiator, UPVC double glazed window to the front elevation.

Garage 17' 1" x 17' 2" (5.21m x 5.22m)

Brick constructed garage, remote control electric roller door, double glazed door to the side elevation, power and light connected.

Externally

To the front is tarmacadam dual driveways, gated access either side to the garden, well stocked borders, hedge boundary, outside power socket, courtesy lighting. To the rear is patio area, timber shed, greenhouse, raised beds, box hedge including a Staffordshire Knot design, outside water tap, area laid to lawn, well stocked borders, pond, hedged boundaries, pathway to lower tier with well stocked borders and hedged boundaries.



Note:
Council Tax Band: E

EPC Rating: D

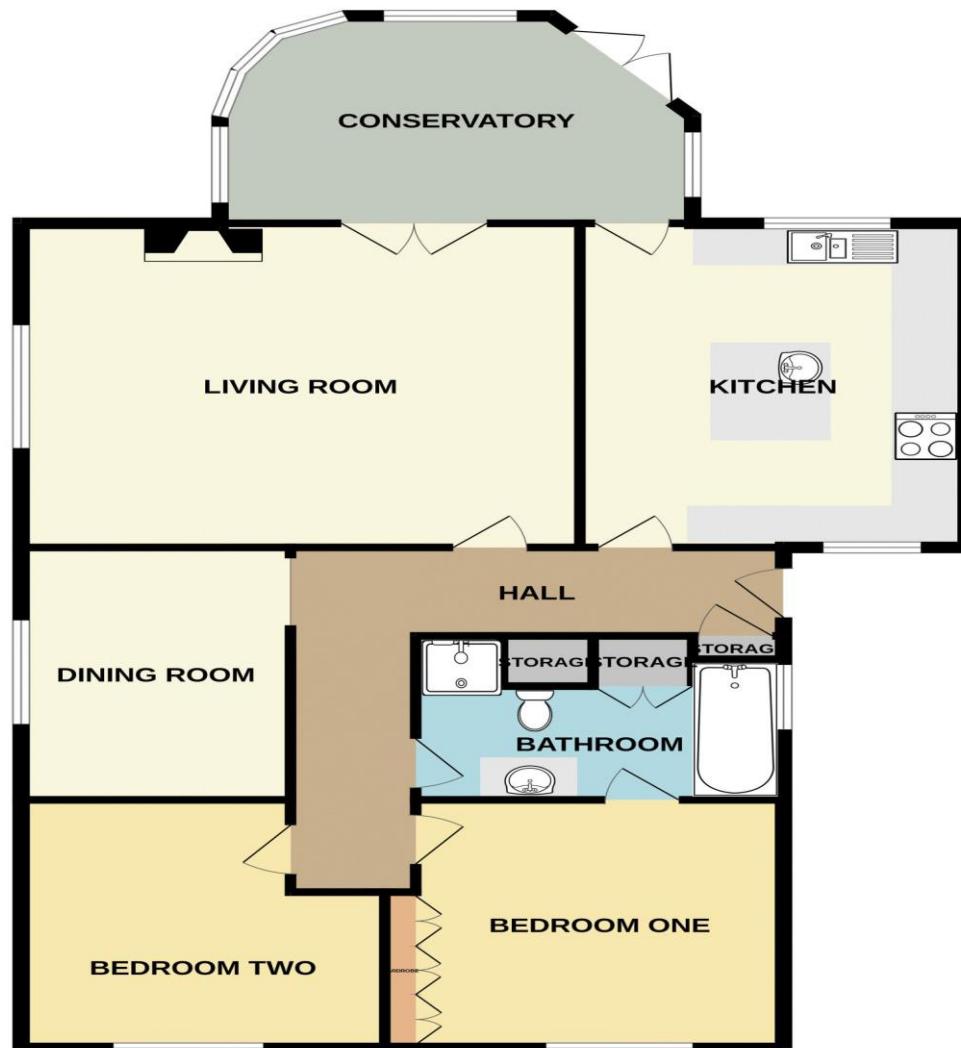
Tenure: believed to be Freehold







GROUND 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 head on to A523 Ashbourne Road and after Leek Moorlands Hospital turn left into Moorland Road. Continue along this road taking the second turning right into Thornfield Avenue and the next right hand turning into Arden Close, where the property is situated on the right hand side of the cul de sac.

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45-49 Derby Street

Leek

Staffordshire

ST13 6HU

T: 01538 372006

E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

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