



Cheadle Road, Leek, ST13 5RE.

£650,000

Whittaker ^{Est. 1930}
& Biggs

Cheadle Road, Leek, ST13 5RE.

The Gables is a beautifully presented four-bedroom detached family home which is nestled within an impressive private plot in the highly regarded location of Birchall. The property boasts three reception rooms, 25ft dining kitchen, two ensuite shower rooms, bathroom, garden bar and electric gated entry.

You're welcomed into the property via the porch, then through to the hallway with useful cloakroom off. A sitting room is located to the front which is a versatile space, also ideal as a playroom for children, or formal dining room. The dining kitchen is a vast space, well equipped with high specification fitments which includes breakfast island, granite worksurfaces, Neff grill/oven, Neff induction hob, Bosch integral microwave, integral dishwasher, space for a free-standing American style fridge freezer, recess for a flat screen tv, pantry store and ample room for a family sized table and chairs. The living room also a generous 25ft, this space can accommodate both living and dining furniture if desired and has a feature fireplace, access to a utility space and the garden room. The garden room is located to the rear of the property and provides excellent views over the private gardens, has underfloor heating, solid roof with Velux style window and patio doors. The utility room has a built-in cupboard housing the gas fired boiler and plumbing for the washing machine.

To the first floor the landing provides access to four bedrooms and a family bathroom. Bedroom one and two both have ensuite facilities, with bedroom one having an ensuite bathroom, with both a shower enclosure and bath tub. The contemporary bathroom suite has both a walk-in shower, bath, black fitments, built in cistern, vanity sink unit and feature LED lighting.

Externally to the frontage is an electric gated entry, large tarmacadam driveway for a number of vehicles, fenced and hedged boundaries. To the rear of the property are various patio areas, lawn, well stocked borders and access to the garden bar. The garden bar is the original garage which has undergone conversion works, with power, light and built in storage.

A viewing is highly recommended to appreciate this homes location, specification, plot size and much more!

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 Porch

UPVC double glazed door and window to the front elevation, UPVC double glazed window to the side elevation.

Hallway

Double glazed wood door to the front elevation, wood windows to the front elevation, radiator, stairs to the first floor, under stairs storage cupboard.

Cloakroom

Built in WC, wall mounted sink, UPVC double glazed window to the front elevation, inset downlights.

Sitting Room 14' 8" x 14' 8" (4.46m x 4.47m)

UPVC double glazed bay window to the front elevation, radiator, electric fire, composite surround, mantle and hearth.

Dining Kitchen 25' 8" x 15' 5" (7.83m max measurement x 4.71m reducing to 3.61m)

Breakfast island with built-in cupboards, Neff induction hob, granite work surfaces, stainless steel sink with chrome mixer tap with rinse head attachment, integral dishwasher, Neff integral grill and fan assisted oven. Bosch integral microwave, space for freestanding fridge/freezer, UPVC double glazed patio doors to the rear, UPVC double glazed window to the rear, window to the side, inside downlights, space for dining table and chairs, recess for TV and pantry cupboard with window to the front and inset down lights.

Living Room 25' 7" x 14' 6" (7.81m x 4.43m)

UPVC double glazed window to the rear, patio doors into the garden room, two radiators, UPVC double glazed box window to the front elevation, marble style hearth, surround, mantle, electric feature fire, inset downlights access to utility.

Utility 8' 9" x 14' 6" (2.67m x 4.43m into cupboard)

Radiator, UPVC double glazed window to the front elevation, inset downlights, built-in cupboard with Worcester boiler, plumbing for washing machine.

Garden Room/Study 12' 11" x 12' 8" (3.93m x 3.87m)

UPVC double glaze window to the rear elevation, Upvc double glazed window to the side elevation, UPVC double glazed patio doors to the side elevation, velux style window, vaulted ceiling, inset downlights, underfloor heating, radiator.

First Floor

Landing

Radiator.

Bedroom One 14' 1" x 14' 0" (4.28m x 4.27m)

UPVC double glaze window to the rear elevation, radiator, UPVC double glazed window to the side elevation.

Ensuite 13' 10" x 7' 3" (4.21m x 2.22m)

Bath tub, WC, vanity wash hand basin with chrome mixer tap, walk in shower with chrome fitment, inset downlights, extractor.

Bedroom Two 16' 8" x 13' 0" (5.09m x 3.95m) max measurements

Radiator, UPVC double glazed window to the front elevation.

Bedroom Three 14' 7" x 9' 4" (4.44m x 2.85m)

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

Bedroom Four 14' 4" x 10' 10" (4.38m x 3.29m)

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



Bathroom 8' 11" x 7' 5" (2.71m x 2.26m) max measurements

Walk-in shower cubicle with black fitment, window to the side, built in WC, vanity unit, panelled bath with black tap and shower attachment, partly tiled, mirror with light.

Externally

To the front, electric gate, walled, fenced, hedged boundary, tarmacadam driveway, EV charging point. To

the rear, block paved patio area, outside water tap, area laid to lawn, well stocked borders, hedged boundaries.

Garden Room/Bar 17' 2" x 15' 6" (5.23m x 4.73m)

UPVC double glazed door and window to the side, inset downlights, storage cupboard.

Note:
Council Band F

EPC Rating: TBC

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 office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the roundabout and the property is located just after the entrance for Birchall Playing Fields.

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**