



Bluebell Close, Leekbrook, ST13 7AW.
Offers in the Region Of £285,000

Est. 1930
**Whittaker
& Biggs**

Bluebell Close, Leekbrook, ST13 7AW.

This delightful four bedroom detached family home has a vast array of accommodation throughout and is an ideal home for a growing family. The property is situated on a popular development on the outskirts of town and is nestled on a good plot in a quiet cul de sac. Benefiting from an open plan kitchen / dining room, conservatory, en suite to bedroom one, ground floor WC, garage and driveway.

Accommodation is set over three floors, to the ground floor is an entrance hallway with cloakroom, staircase to the first floor and access to the 14 ft living room with feature fire.

Within the kitchen/ dining room are units to the base and eye level, electric oven, four ring gas hob, stainless steel sink with drainer, plumbing for both a dishwasher and washing machine, space for a free standing fridge freezer, ample for a dining table with chairs and access into the UPVC double glazed conservatory having light connected.

To the first floor are three well proportioned bedrooms and family bathroom comprising of a panelled bath, lower level WC and pedestal wash hand basin. To the second floor situated bedroom one with a dressing area and shower ensuite.

Externally to the front of the property is a tarmacadam driveway, which provides off road parking and access to the garage which has an up and over door with power and light connected. To the rear is a low maintenance enclosed garden area which comprises of a patio and lawn area.

A viewing is highly recommended to appreciate the quality and space this home has to offer.

Situation

This home is situated on the popular Wain Homes Development, which is situated a short drive away from Leek town centre. Set in the village of Leekbrook, which provides a useful shop and public house. The Churnet Valley Railway is situated in close proximity, giving access to local country walks.



Entrance Hallway

UPVC double glazed door to the front elevation, stairs to the first floor, UPVC double glazed window to the side elevation.

Living Room 14' 1" x 8' 10" (4.3m x 2.7m)

UPVC double glazed window to the front elevation, feature fireplace, cornicing, radiator.

Kitchen/Dining Room 15' 5" x 9' 6" (4.7m x 2.9m)

UPVC double glazed window to the rear elevation, range of fitted units to the base and eye level, stainless steel sink unit with drainer, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, electric oven, four ring gas hob, extractor fan over, tiled splashbacks, radiator, cornicing, UPVC double glazed doors to the Conservatory.

Conservatory 12' 10" x 7' 7" (3.9m x 2.3m)

Being of UPVC double glazed construction, UPVC double glazed doors to the rear garden, light connected.

WC

UPVC double glazed window to the front elevation, lower level WC, pedestal wash hand basin, radiator.

First Floor

Landing

UPVC double glazed window to the front elevation, radiator, stairs to the second floor.

Bedroom Two 10' 6" x 8' 11" (3.2m x 2.73m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 9' 2" x 7' 10" (2.8m x 2.4m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Four 7' 10" x 5' 11" (2.4m x 1.8m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 6' 3" x 5' 11" (1.9m x 1.8m)

UPVC double glazed window to the side elevation, suite comprising bath, WC, pedestal wash hand basin, partly tiled walls.

Second Floor

Bedroom One 22' 4" x 8' 6" (6.8m x 2.6m)

UPVC double glazed windows to the front and rear elevation, radiator, eaves storage.

Ensuite 8' 6" x 5' 7" (2.6m x 1.7m)

Verlux style window, wash hand basin, WC, shower cubicle, partly tiled walls.

Outside

Driveway providing off road parking, garden to the front elevation.

Rear Garden

Patio area, lawn garden space, flower and shrub borders.



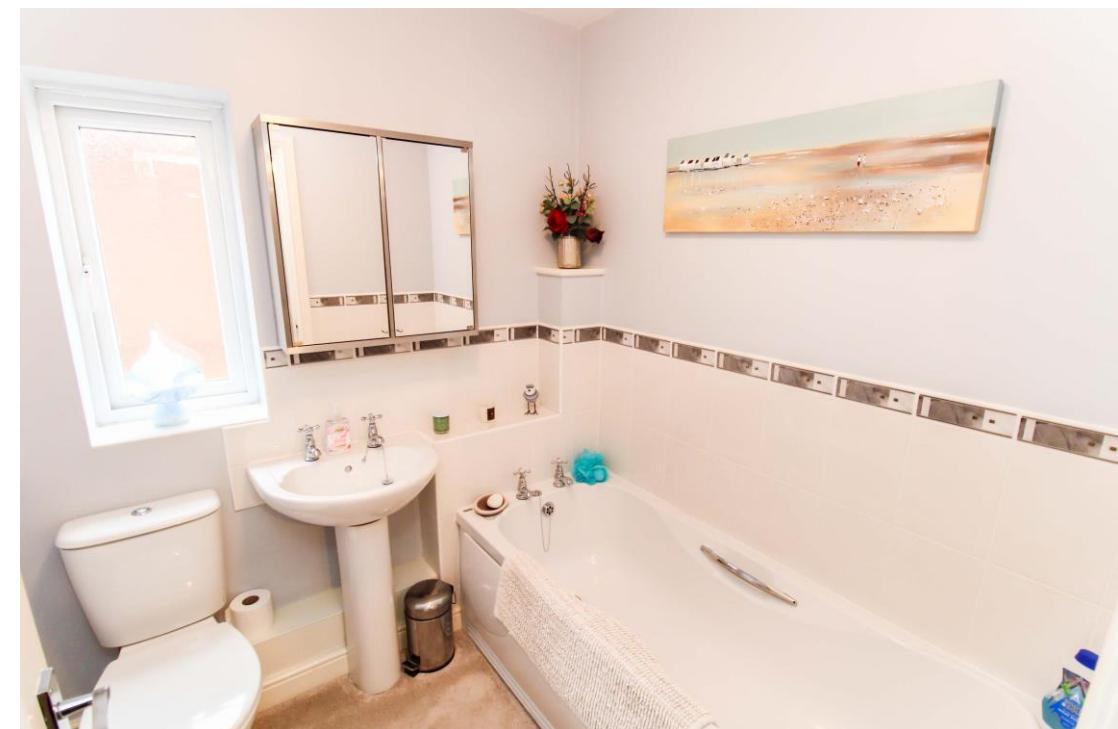
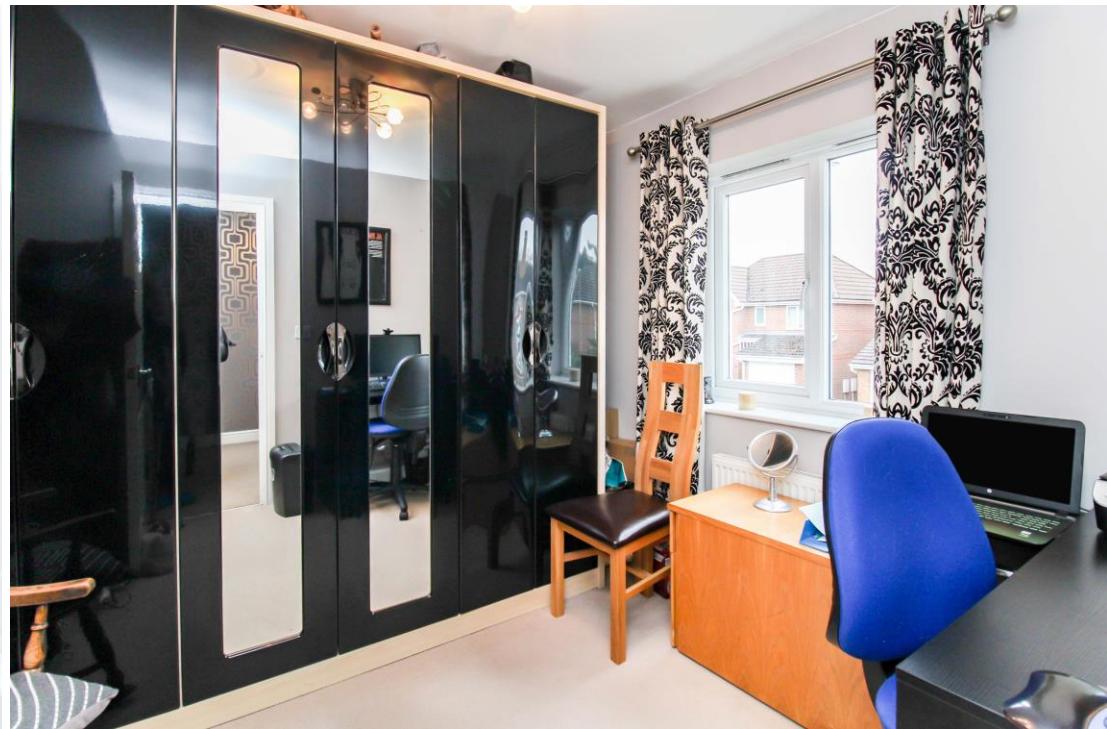
Note:
Council Tax Band: D

EPC Rating: C

Tenure: believed to be Freehold









Ground Floor

Floor area 64.0 sq.m. (689 sq.ft.) approx



First Floor

Floor area 39.0 sq.m. (420 sq.ft.)
approx



Second Floor

Floor area 30.8 sq.m. (332 sq.ft.)
approx



Directions

From out Derby Street Leek Offices proceed out of the town on the A520 Cheddleton Road passing through Birchall. Upon entering Leekbrook, turn right into the Wain Homes Development taking the first left into Tulip Way and then the first left into Bluebell Close. Follow this road where the property is located on the right hand side.

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