



Bluebell Close, Leekbrook, ST13 7AW.
Offers in the Region Of £345,000

Whittaker ^{Est. 1930}
& 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 substantial plot at the head of a quiet cul de sac. Access to the property is through a recently fitted composite front door which leads into a spacious hallway which has a generous under stairs storage provision. An impressive 20ft living room has a bay window, feature living flame gas fire and Upvc double doors leading out onto the garden area. An additional reception room is currently utilised as a office but offers versatility and there is a convenient ground floor WC. The utility room has fitted units to base and eye level, plumbing for a washing machine, stainless steel sink with drainer and door providing access to the side of the property. The kitchen has fitted units to both base and eye level, four ring stainless steel gas hob with stainless steel extractor above. BOSCH electric fan oven, space for a free standing fridge freezer and plumbing for a dishwasher. The kitchen further extends into a dining area, where there are further fitted units to the base and eye level, space for a dining table and Upvc double glazed doors providing access to the conservatory. The conservatory is fully Upvc double glazed and has recently had a new glazed roof fitted, the specification is 'Pilkington Activ units with Low E Energy glass on the inside' enhancing the use of the conservatory all year round. The conservatory has power and light and Upvc double glazed doors leading out onto the rear garden. To the first floor is a landing area, four bedrooms with the bedroom one having a modern fitted ensuite shower room. The ensuite shower room has a glazed shower enclosure with integral shower, built in cistern, base unit with bowl sink, chrome mixer tap and storage. The family bathroom has fitted units which provide storage and house the bowl sink which has a chrome mixer tap, there is an impressive Jacuzzi style bath, built in cistern and airing cupboard. Externally to the front of the property is a tarmac driveway, which provides off road parking and access to the double garage which has electric remote control roller style doors, power and light, fitted base units with integral freezer, electric car charging point and door providing access to the side of the property. To the rear is a low maintenance enclosed garden area which comprises of a patio and lawn area, raised flower beds, pathway round the side of the property to the enclosed bin store. 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.



Hallway

Composite stained/leaded inset door to the front aspect, with two double glazed windows either side, single radiator, built in understairs store, stairs to the first floor.

WC

Wall mounted sink unit, lower level WC with push flush, single radiator, UPVC double glazed window to the side aspect, tiled splashbacks.

Kitchen 10' 2" x 8' 9" (3.10m x 2.66m)

Range of shaker style units to base and eye level, inset four ring gas hob with stainless steel extractor fan over, Bosch electric fan oven, inset one and half bowl stainless steel sink unit with drainer, tiled splashbacks, UPVC double glazed windows to the side aspect, single radiator, space for fridge/freezer, plumbing for dishwasher.

Dining Area 9' 4" x 8' 9" (2.85m x 2.66m)

Range of shaker style units to base and eye level, single radiator, UPVC double doors to Conservatory.

Conservatory 12' 4" x 8' 0" (3.76m x 2.45m)

Being of UPVC double glazed construction, recently fitted Pilkington Activ units with Low E energy glazing to the roof, UPVC double glazed double doors to the side aspect, power points.

Utility

Inset stainless sink unit with drainer and chrome mixer tap over, single radiator, plumbing for automatic washing machine, tiled splashbacks, door inset glazing to side aspect.

Living Room 20' 1" x 11' 0" (6.11m x 3.35m)

UPVC bay window to the front aspect, two single radiators, UPVC double glazed double doors providing

access to the rear garden, living flame gas fire with mantle and surround.

Dining Room 10' 3" x 9' 9" (3.12m x 2.97m)

UPVC double glazed window to the rear aspect, single radiator, network point.

First Floor

Landing

Stairs to the Ground Floor, loft access, single radiator.

Bedroom One 13' 10" x 11' 9" (4.22m x 3.57m)

UPVC double glazed window to the rear aspect, single radiator, fitted wardrobes.

Bedroom Two 10' 11" x 9' 8" (3.34m x 2.94m)

UPVC double glazed window to the rear aspect, single radiator.

Bedroom Three 8' 10" x 11' 0" (2.68m x 3.35m)

UPVC double glazed window to the front aspect, single radiator, Network point.

Bedroom Four 7' 2" x 8' 6" (2.19m x 2.60m)

UPVC double glazed window to the rear aspect, single radiator, Network point.

Bathroom 5' 10" x 12' 9" (1.79m x 3.89m)

Fitted base units providing storage, bowl style sink with chrome mixer tap over, Jacuzzi style bath with chrome mixer tap, integral shower, by-folding shower screen, built in WC cistern, chrome ladder radiator, tiled splashbacks, UPVC double glazed window to the front aspect, airing cupboard housing the hot water tank.



Ensuite Shower Room 5' 11" x 6' 1" (1.80m x 1.85m)

Glazed shower cubicle, integral chrome mixer shower, built in WC cistern, base units housing bowl sink with chrome mixer tap with built in storage below, UPVC double glazed window to the rear aspect, shaver point, extractor fan.

Outside

Front Garden

Tarmacadam driveway, paved entrance, access to Double Garage, bedding area, courtesy lighting.

Rear Garden

Fully enclosed gardens with paved, lawned areas, raised bedding, courtesy lighting, access to the side of the Garage, outside water tap, bin store, gated access.

Double Garage 17' 7" x 16' 9" (5.36m x 5.11m)

Electric remote control doors, fitted units to base level, integral freezer, UPVC double glazed window to the side aspect, inset glazed door to the side aspect, gas boiler, electric car charging point, power and light connected.

Note:
Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold

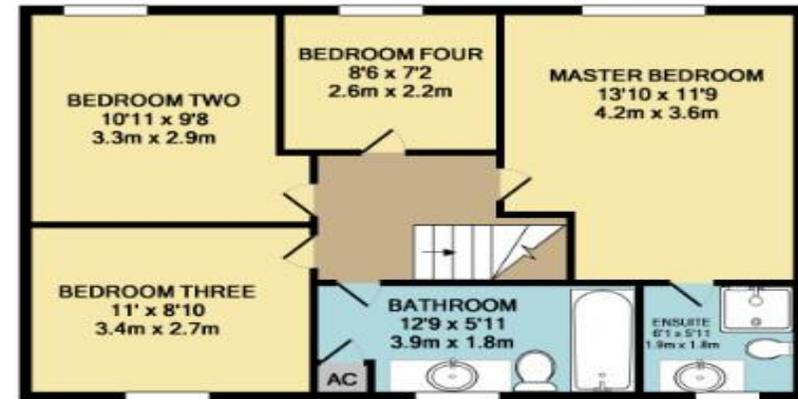








GROUND FLOOR



1ST FLOOR



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 left hand side at the head of the cul de sac.

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