



Heathview, Cheddleton, ST13 7AT.
Offers in the Region Of £440,000

Whittaker ^{Est. 1930}
& Biggs

Heathview, Cheddleton, ST13 7AT.

A delightful family home, set in a wonderful semi-rural location, situated in one of the most sought after and well established residential locations on Cheddleton Heath. The property sits in a quiet cul-de-sac position and occupies a good sized plot being considerably private and with stocked gardens and garage. The surrounding woodlands, canals and countryside walks are of particular note. Cheddleton itself offers several highly rated public houses, restaurants and is within close proximity to a golf course and the market town of Leek.

Accommodation of the four bedroom detached property is in excess of 1775 SqFt. An attractive wide entrance porch leads into a grand galleried reception hall with cloakroom housing a lower level WC. The dual aspect living room is an elegant space overlooking the gardens. The room features an impressive inglenook feature fireplace with exposed solid wood timber surround. The dining room also enjoys views over the garden and can be utilised as a further sitting room, home office or play room. The property's well equipped kitchen comprises of a good range of units and four ring gas hob, electric double oven, stainless steel with drainer and access to the useful utility room.

Four well proportioned bedrooms are arranged over the first floor, with bedroom one offering a shower ensuite. The family bathroom comprises of a panelled bath with shower over, lower level WC, pedestal wash hand basins and storage cupboard.

Nestled on a corner plot the property has a tarmac driveway to the frontage leading to the garage along with a large area laid to lawn. To the rear is mainly laid to lawn with a stone flagged patio and there are mature trees, plants and shrubs creating a private garden.

A viewing is highly recommended to appreciate the size, plot, position and quality of the home.

Situation

Cheddleton Heath is within easy access to local school and village amenities, the property is also ideal for a bus route which is situated on the main A520 Leek Road. Ideally located within close proximity to the Cheshire and Derbyshire borders and offers easy commute to Leek, Buxton, and Macclesfield or towards the Potteries.

Located some three miles south of Leek town centre, which benefits from both independent traders and supermarkets including Sainsbury's and Morrison's.



Entrance Hallway

Feature door to the front elevation, staircase to the first floor, under stair storage cupboard.

Cloakroom

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

Living Room 24' 4" x 12' 2" (7.42m x 3.71m)

UPVC double glazed bay window to the front elevation, UPVC double glazed sliding door to the rear elevation, feature inglenook fireplace with timber surround, cornicing.

Dining Room 10' 2" x 10' 0" (3.09m x 3.06m)

UPVC double glazed window to the rear elevation, radiator.

Kitchen 11' 3" x 8' 6" (3.42m x 2.60m)

UPVC double glazed window to the rear elevation, units to the base and eye level, four ring gas hob, extractor fan above, electric double oven, stainless steel sink with drainer.

Utility 9' 9" x 6' 6" (2.98m x 1.97m)

Door to the rear elevation, UPVC double glazed window to the side elevation, radiator, units to the base, stainless steel sink with drainer, plumbing for a washing machine, space for a free standing fridge freezer.

First Floor

Landing

Loft access.

Bedroom One 13' 5" x 11' 10" (4.08m x 3.60m)

UPVC double glazed window to the rear elevation, radiator, loft access, cornicing.

Ensuite

UPVC double glazed window to the front elevation, chrome ladder radiator, lower level WC, vanity wash hand basin, shower unit, storage in the eaves.

Bedroom Two 13' 1" x 12' 2" (4m x 3.70m)

UPVC double glazed window to the rear elevation, radiator, cornicing.

Bedroom Three 10' 3" x 12' 2" (3.12m x 3.70m)

UPVC double glazed bay window to the front elevation, radiator.

Bedroom Four 7' 8" x 9' 7" (2.34m x 2.91m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom

UPVC double glazed window to the front elevation, radiator, panelled bath with shower over, lower level WC, pedestal wash hand basin, storage cupboard.

Garage 17' 4" x 8' 11" (5.29m x 2.71m)

Up and over door to the front elevation, light and power connected.

Externally

To the front, tarmcdam driveway, area laid to lawn, hedged boundaries, mature trees, plants and shrubs. To the rear, area laid to lawn, stone flagged patio, hedged boundaries, mature trees, plants and shrubs.



Note:
Council Tax Band: E

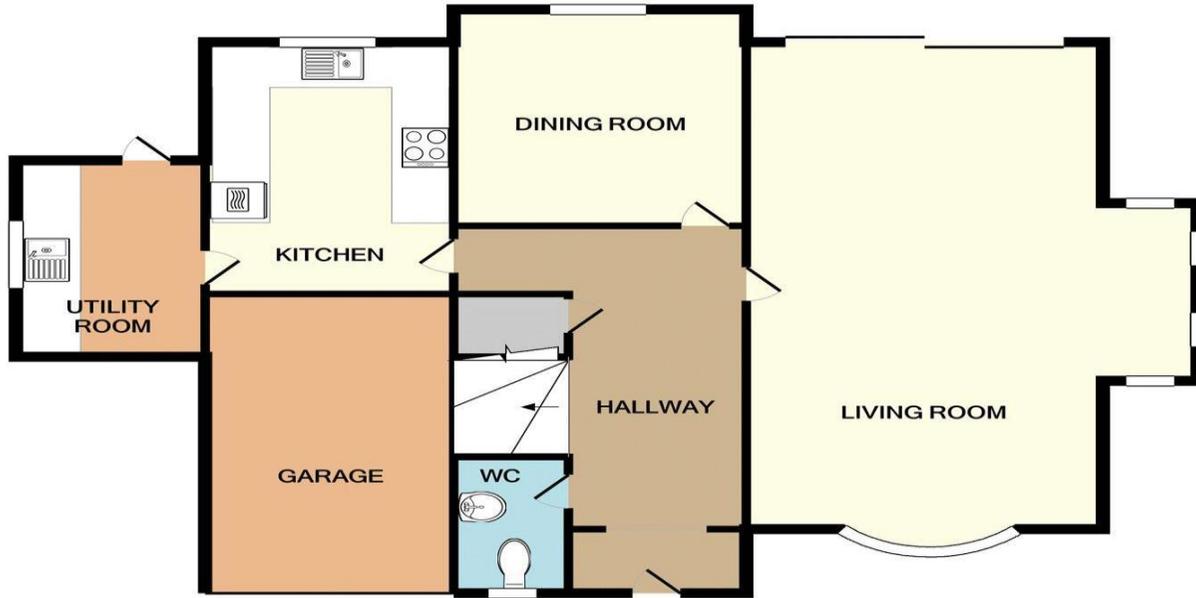
EPC Rating: C

Tenure: believed to be Freehold









GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ.FT.
(84.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1596 SQ.FT. (148.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Leek town centre, proceed along the A520 Cheddleton Road. Follow this road passing through Birchall and proceeding through the village of Leekbrook. After passing over the Churnet Valley Railway line as the road begins to incline take the first turning left into Cheddleton Heath Road. Follow this road and turn left onto Heathview, where the property is situated on the right hand side.

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