



Meadow Close, Leek, ST13 5TX.  
Offers in Excess of £350,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

## Meadow Close, Leek, ST13 5TX.

This four bedroom detached family home is nestled on a quiet cul de sac and has an impressive array of accommodation over three floors. Positioned in a great location, on the outskirts of town, this home is a great proposition. Finished to a high standard throughout having wood doors, granite style worktops within the kitchen and ensuite shower room to bedroom one. Located on the ground floor level is a open plan L-shaped living/dining/kitchen, ideal for families. The kitchen has a CDA five ring gas hob and electric double oven plus having integral units. Off the kitchen is a cloakroom and integral garage, with up and over door, power, light and plumbing for the washing machine. To the lower ground floor level is the family room, again an impressive size, spanning 25ft in length and having two sets of patio doors leading out onto the rear garden area. Located on the first floor are four sizeable bedrooms with the bedroom one having ensuite shower room. The family bathroom incorporates a modern white suite, comprising of panel bath, integral shower over, pedestal wash hand basin and low level WC. Located off the spacious landing is the loft access, having pull down ladder and being part boarded with the potential to be developed into further living accommodation, (subject to planning and building regulation approval). Externally to the front is a herringbone block paved driveway providing off street parking, access to the garage, lawn area and gated access to the rear garden from either side of the property. The enclosed rear garden has an area laid to lawn, patio and fenced boundary. A perfect family home, a viewing is highly recommended.

### Situation

Meadow Close is situated just on the outskirts of Leek town centre, but only a short walk away is the town and schools. Leek town centre boasts many traditional shops and supermarkets to include Morrisons, Asda and Sainsburys, with markets held on a Wednesday and Saturday.



### Entrance Hall

UPVC double glazed door to the side elevation, staircase to the first floor, radiator.

### Cloakroom 4' 7" x 4' 0" (1.39m x 1.22m)

Lower level WC, pedestal wash hand basin, radiator, window to the rear elevation.

### Kitchen/Dining Room 21' 9" x 24' 5" (6.63m x 7.45m)

Quartz worksurfaces, one and half bowl sink unit with chrome mixer tap, good range of units to the base and eye level, integral fridge, integral freezer, plumbing for washing machine, integral dishwasher, five ring gas hob, CDA extractor above, grill/oven, window to the front elevation. Dining Area: two radiators, two UPVC double glazed doors onto Balcony, staircase down, window to the side elevation.

### Living Room 12' 0" x 24' 5" (3.65m x 7.44m)

Two radiators, two UPVC double glazed doors to the rear elevation, storage cupboard.

### First Floor

#### Landing

Window to the side elevation, loft access via loft ladders, radiator.

### Bedroom One 8' 11" x 14' 0" (2.72m x 4.26m)

Fitted wardrobes, UPVC double glazed window to the rear elevation.

### Ensuite 3' 4" x 8' 8" (1.01m x 2.65m)

Double shower cubicle, lower level WC, pedestal wash hand basin, chrome heated ladder radiator.

### Bedroom Two 12' 0" x 10' 1" (3.67m x 3.07m)

Window to the rear elevation, fitted wardrobes, radiator.

### Bedroom Three 8' 11" x 12' 9" (2.71m x 3.89m)

Window to the front elevation, radiator.

### Bedroom Four 6' 9" x 9' 4" (2.07m x 2.84m)

Window to the front elevation, radiator, storage cupboard in eaves.

### Family Bathroom 6' 8" x 6' 2" (2.04m x 1.89m)

Window to the side elevation, panelled bath with shower over, pedestal wash hand basin, lower level WC, chrome heated ladder radiator.

### Integral Garage

Window to the side elevation, electric up and over door, boiler, power and light connected.

### Outside

To the front is brick herringbone blocked driveway, access to the Garage, area laid to lawn.

### Rear Garden

Area laid to lawn, patio area, fenced boundaries.



Note:  
Council Tax Band: E

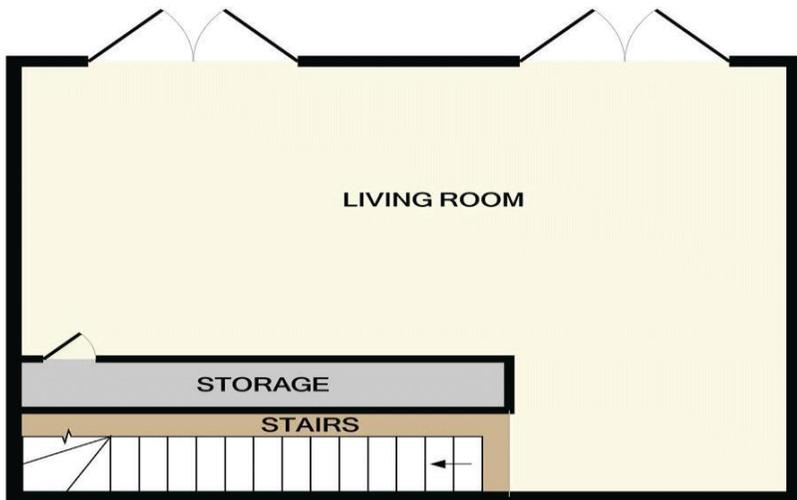
EPC Rating: C

Tenure: believed to be Freehold

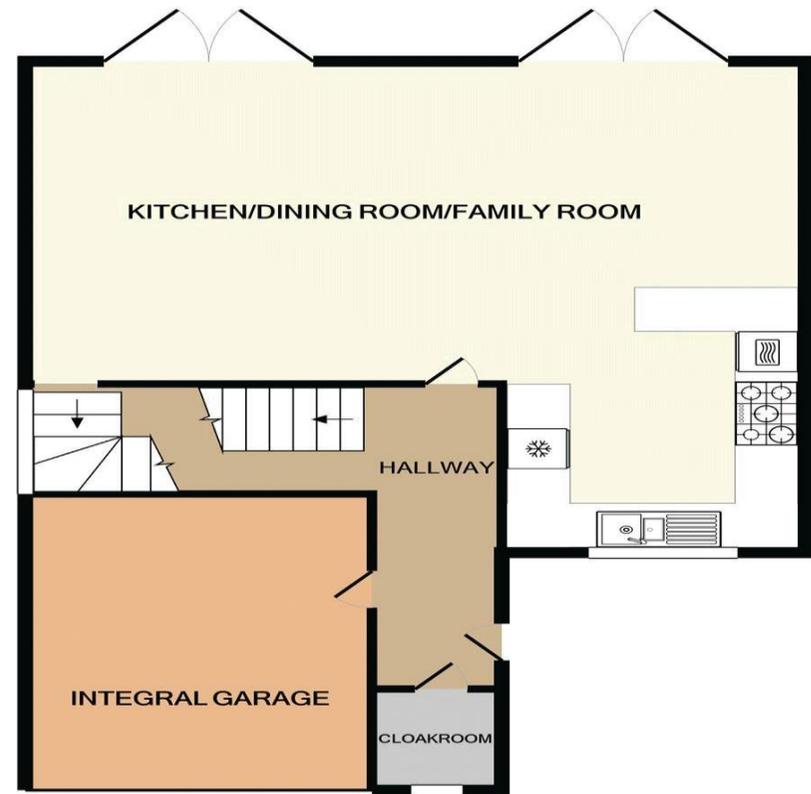








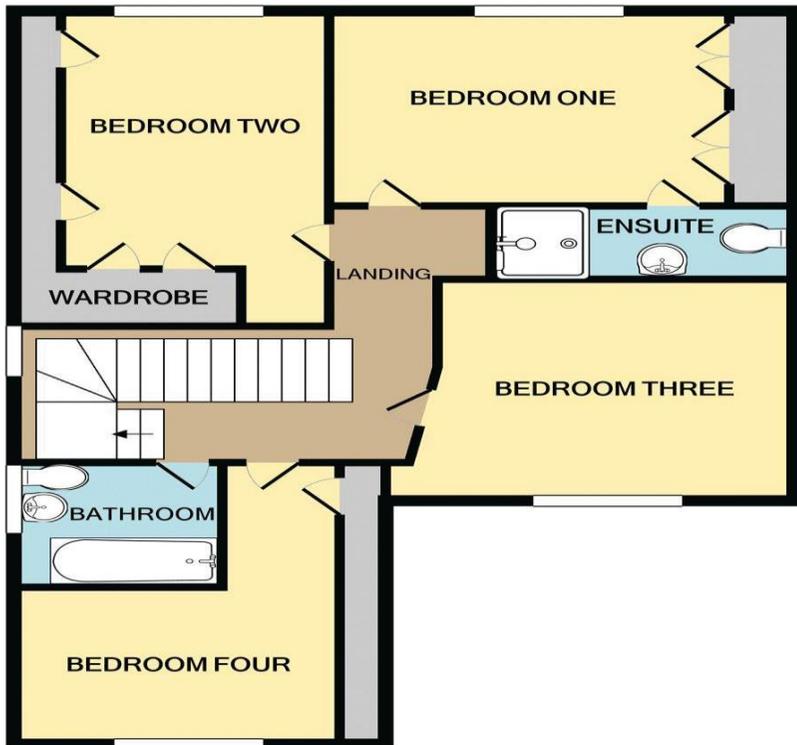
GROUND FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 696 SQ.FT.  
(64.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1835 SQ.FT. (170.5 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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2ND FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)



## Directions

From our Derby Street Leek office proceed out of the town taking the A523 Ashbourne Road. Follow this road for a short distance taking your first right into Pickwood Avenue and first right again into Meadow Close, where the property is situated on the right hand side identifiable by the Whittaker and Biggs for sale sign.

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