



Chestnut Walk, Cheddleton, Staffordshire, ST13 7BJ.

£600,000

Whittaker Est. 1930
& Biggs

Chestnut Walk, Cheddleton, ST13 7BJ.

This unique property is exceptional, offering stylish and versatile accommodation. The home is nestled on a substantial plot with stunning open views over neighbouring countryside. In a particularly private position the property is approached over a brick herringbone driveway at the head of the Cul-De-Sac leading to this impressive home.

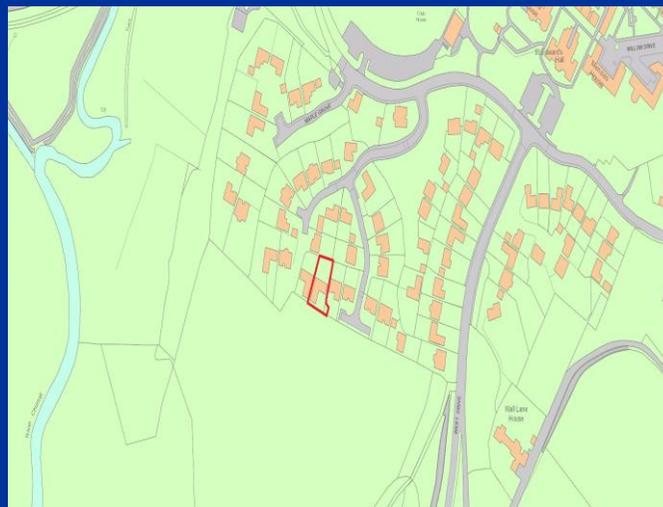
Accommodation comprises of five bedrooms, two with ensembles, three reception rooms, a 21ft breakfast kitchen, utility room and integral double garage. Upon entering the hallway via the striking oak wood door access is given to the impressive formal dining room and living room with fabulous patio doors opening to the rear garden, fireplace and views to the frontage. The breakfast kitchen is a real entertaining area with family room off ample room for a breakfast table with chairs. The kitchen comprises of units to the base and eye level, Neff appliances including four ring gas hob, extractor fan, double oven / grill, Smeg integral dishwasher, integral fridge / freezer and inset stainless steel sink with drainer. A cloakroom housing a low level WC and useful utility room complete the ground floor.

The first floor accommodation is extremely well proportioned. The principal bedroom suite is opulent with a dressing room and bathroom ensuite off. Bedroom two also has a shower ensuite off along with built in wardrobes. The bathroom is contemporary style with half free standing bath, separate shower cubicle, low level WC, vanity wash hand basin and electric light up mirror.

Externally the property is well positioned with breath taking views across the countryside. The grounds are very well maintained with a variety of mature plants, shrubs and trees plus an area laid to lawn and stone flagged patio. To the frontage is a brick herringbone driveway providing ample off road parking for several vehicles and opens to the double garage that offers an up and over door with power and light connected. A viewing is highly recommended to appreciate this homes position, quality, spacious accommodation, and plot size. Viewing strictly via Whittaker & Biggs Leek.

Situation

St. Edwards Park is a desirable location, boasting countryside walks along the canal and railway line. Situated on the outskirts of the busy market town of Leek, with commuting to The Potteries, Buxton and Ashbourne. Cheddleton, benefits from various village shops, Tea Rooms and quaint country public houses.



Entrance Hallway

Hardwood door to the front elevation, staircase to the first floor, understairs storage cupboard, radiator.

Cloakroom 3' 6" x 5' 9" (1.07m x 1.75m)

UPVC double glazed window to the side elevation, radiator, lower level WC, wall mounted sink unit.

Living Room 19' 7" x 14' 2" (5.96m x 4.31m)

UPVC double glazed window to the front elevation, UPVC double glazed patio doors and windows to the rear elevation, two radiators, gas fire set in marble hearth.

Dining Room 9' 9" x 13' 7" (2.98m x 4.15m)

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

Breakfast Kitchen 21' 9" x 11' 3" (6.62m x 3.43m)

UPVC double glazed window to the rear and side elevation, radiator, range of fitted units to the base and eye level, four ring Neff hob, Neff extractor fan above, inset one and half bowl sink unit with drainer and mixer tap, integral Smeg dishwasher, double oven with grill, fridge.

Family Room 9' 11" x 10' 7" (3.01m x 3.23m)

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

Utility 10' 0" x 5' 4" (3.04m x 1.62m)

Door to the side elevation, units to the base and eye level, inset stainless steel sink unit with drainer and chrome mixer tap, plumbing for washing machine, space for dryer, radiator.

Garage 17' 4" x 17' 4" (5.29m x 5.29m)

Electric up and over door to the side elevation, UPVC double glazed window to the front elevation, door to the side elevation, light and power connected.

First Floor

Landing

UPVC double glazed window to the front elevation, radiator, loft access, storage cupboard.

Bedroom One 12' 1" x 15' 10" (3.69m x 4.83m)

UPVC double glazed window to the front elevation, radiator.

Walk in Wardrobe

UPVC double glazed window to the rear elevation, radiator.

Ensuite Bathroom 7' 1" x 8' 5" (2.16m x 2.57m)

UPVC double glazed window to the side elevation, panelled bath with shower attachment, lower level WC, pedestal wash hand basin, shower cubicle, radiator.

Bedroom Two 13' 11" x 10' 6" (4.23m x 3.20m)

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

Ensuite Shower Room 11' 4" x 5' 7" (3.45m x 1.70m)

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

Bedroom Three 12' 4" x 8' 4" (3.76m x 2.54m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Four 11' 9" x 8' 0" (3.59m x 2.44m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Five 10' 1" x 8' 5" (3.08m x 2.57m)

UPVC double glazed window to the rear elevation, radiator.



Bathroom 8' 0" x 8' 3" (2.45m x 2.51m)

UPVC double glazed window to the side elevation, feature bath with shower attachment, inset cistern, vanity wash hand basin, chrome ladder radiator, shower cubicle.

Externally

To the front is brick herringbone driveway, area laid to lawn, stone flagged walkway, courtesy lighting. To the rear is area laid to lawn, stone flagged patio, fenced boundaries, mature trees, plants and shrubs.

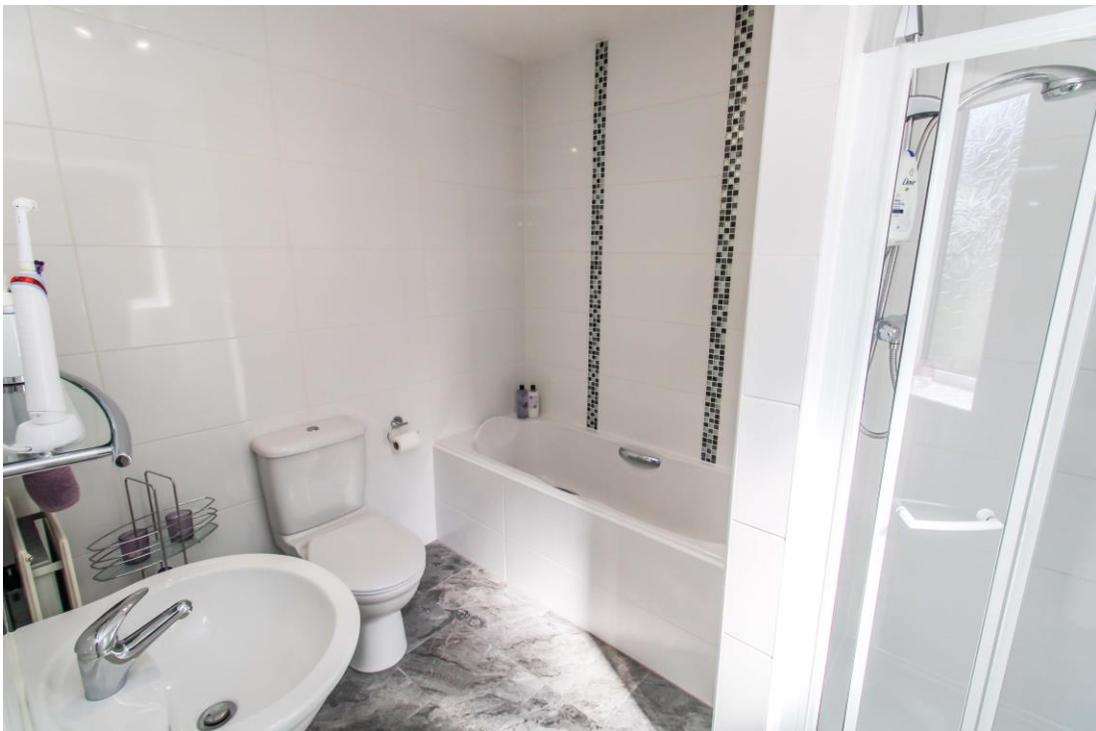
Note:

Council Tax Band: F

EPC Rating: C

Tenure: believed to be Freehold

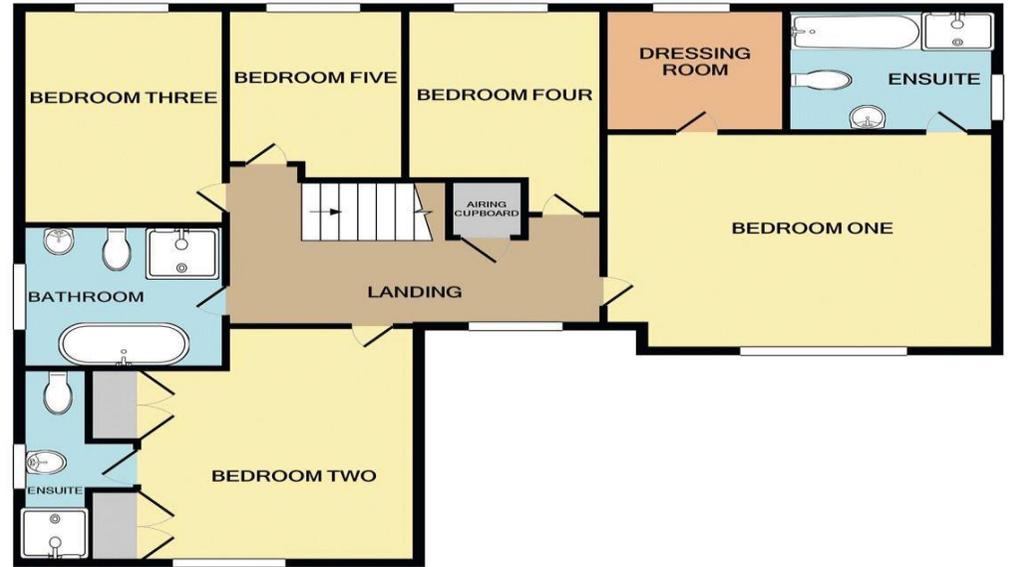








GROUND FLOOR



1ST FLOOR

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 our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road for a short distance passing through Birchall and Leekbrook, proceed up the hill over the railway bridge taking the next turning right into East Drive. Follow this road for a short distance passing the St Edwards Hall on the right hand side and take the next turning left into Chestnut Walk, take the second left continuing on Chestnut Walk then follow the road right where the property is situated at the head of the road.

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