



Fairlawn, Cheadle Road, Leek, ST13 5RB.

£635,000

Whittaker Est. 1930
& Biggs

Fairlawn, Cheadle Road, Leek, ST13 5RB.

Fairlawn is a beautifully presented four-bedroom detached family home which is nestled within an impressive private plot in the highly regarded location of Birchall.

The property boasts three reception rooms, extended breakfast kitchen, ensuite shower room, bathroom and triple door garage suitable for storing up to 5 vehicles.

You're welcomed into the property via the porch, then through to the hallway with parquet flooring, staircase to the first floor and useful cloakroom off.

A dual aspect sitting room is located to the right hand side which leads into the conservatory beyond.

The breakfast kitchen is a vast space and benefits from bi-fold doors to the garden, two Velux skylights and under floor heating. It is well equipped with high specification fitments which include a breakfast island, quartz worksurfaces, Insinkerator boiling water mixer tap, integral fridge freezer, pantry store and ample room for a family sized table and chairs as well as a settee.

The third reception room is currently being used a gym, but this space can accommodate both living and dining furniture. It could also be used as a fifth bedroom if so desired.

The utility room has units to the base level, a stainless steel sink, space and plumbing for a washing machine, space for a tumble dryer and houses the wall mounted, gas fired Worcester boiler. A purpose built dog shower is a welcome addition to the room for all pet owners!

To the first floor the landing provides access to four bedrooms and a family bathroom.

Bedroom one has ensuite facilities, whilst bedroom two has a dressing room with built in open storage and motion sensor lighting.

The contemporary bathroom suite has both a walk-in shower and a freestanding oval bath.

Externally to the frontage is a large tarmacadam driveway for several vehicles, fenced boundary and mature trees and shrubs.

To the rear of the property, the enclosed garden is mainly laid to lawn with well stocked borders.

Additionally, there is a triple door garage that can accommodate up to five cars, has electric roller doors, power and light.

A viewing is highly recommended to appreciate this home's location, specification and plot size.



Ground Floor

Entrance Porch 9' 11" x 3' 1" (3.03m x 0.94m)

UPVC double glazed door to the frontage, 2 x UPVC double glazed windows to the frontage.

Hallway 13' 11" x 10' 5" (4.24m x 3.17m)

Max measurement

Wood door to the frontage, 2 x wood glazed windows to the frontage, stairs to the first floor, radiator, parquet flooring, cloakroom off.

Cloakroom 6' 3" x 6' 1" (1.91m x 1.86m)

UPVC double glazed window to the rear, vanity wash hand basin, chrome mixer tap, radiator, understairs storage, parquet flooring.

WC 7' 4" x 3' 0" (2.23m x 0.92m)

Low level WC, parquet flooring.

Sitting Room 19' 11" x 13' 11" (6.07m x 4.24m)

UPVC double glazed window to the frontage, UPVC double glazed bay window to the side, wood glazed door to the rear into the conservatory, 2 x radiators. open fire, stone hearth and surround, parquet flooring.

Conservatory 16' 2" x 12' 3" (4.93m x 3.74m)

Max measurement

UPVC double glazed construction, French doors to the rear, polycarbonate roof.

Dining Room 11' 11" x 13' 11" (3.63m x 4.23m)

UPVC double glazed bay window to the frontage, radiator, open fire, tiled hearth, wood mantel parquet flooring.

Kitchen/Breakfast Room 19' 5" x 16' 10" (5.91m x 5.13m)

Max measurement

UPVC double glazed bi-fold doors to the rear, 2 x Velux skylights, tiled floor, under floor heating, range of Magnet units to the base and eye level, Quartz worktops, island unit, under mount composite sink, chrome Insinkerator mixer tap, space for a range cooker, extractor hood, integral fridge freezer, space and plumbing for an integral dishwasher, inset ceiling spotlights, radiator, space for a settee, space for a dining table and chairs, pantry off.

Pantry 7' 5" x 4' 0" (2.27m x 1.22m)

UPVC double glazed window to the frontage, built in shelving.

Rear Hall 4' 11" x 4' 5" (1.51m x 1.35m)

Composite door to the rear, storage cupboard off.

Utility Room 10' 9" x 9' 3" (3.27m x 2.82m)

UPVC double glazed window to the side aspect, units to base level, purpose built dog shower, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, radiator, tiled floor, wall mounted gas fired Worcester boiler.

Snug / Gym 11' 7" x 10' 9" (3.54m x 3.28m)

UPVC double glazed window to the frontage, radiator.

First Floor

Landing 14' 6" x 10' 6" (4.41m x 3.19m) Max measurement

UPVC double glazed bay window to the rear, storage cupboard, vintage style radiator, loft access.

Bedroom One 21' 4" x 18' 4" (6.49m x 5.58m)

Max measurement

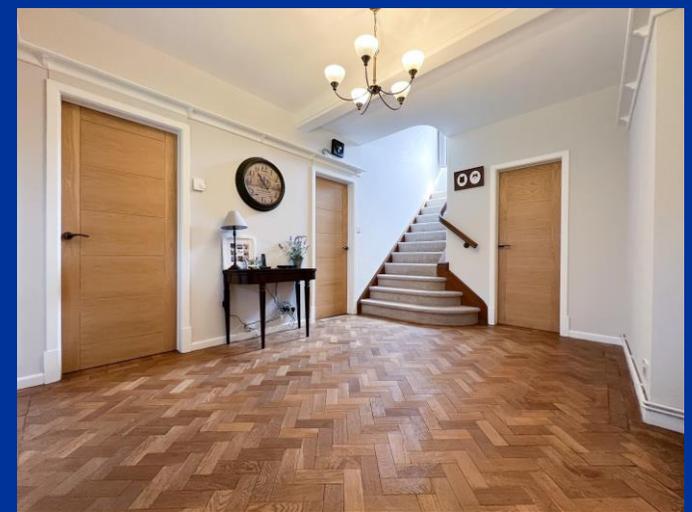
UPVC double glazed window to the frontage, UPVC double glazed window to the rear, 2 x radiators, inset ceiling spotlights, en-suite off.

En-suite 7' 0" x 5' 6" (2.13m x 1.67m)

UPVC double glazed window to the rear, shower enclosure, Bristan electric shower, vanity wash hand basin, chrome waterfall mixer tap, low level WC, extractor fan, shaver point, chrome ladder radiator, white radiator, fully tiled, inset ceiling spotlights.

Family Bathroom 13' 10" x 6' 2" (4.22m x 1.89m)

2 x UPVC double glazed windows to the rear, shower enclosure, freestanding oval bath, chrome waterfall mixer tap, handheld shower attachment, vanity wash hand basin, chrome waterfall mixer tap, low level WC, chrome ladder radiator, white radiator, part tiled, extractor fan.



Bedroom Two 14' 10" x 13' 11" (4.52m x 4.24m)

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, built in vanity unit wash basin, radiator, dressing room off.

Dressing Room 13' 10" x 4' 9" (4.21m x 1.46m)

Range of open wardrobes and shelving, motion sensor lighting.

Bedroom Three 13' 10" x 11' 11" (4.22m x 3.64m)

UPVC double glazed bay window to the frontage, built in wardrobe radiator, airing cupboard housing the hot water tank.

Bedroom Four 10' 9" x 10' 6" (3.27m x 3.19m)

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, built in corner storage cupboard, radiator.

Loft

Part boarded, pull-down-ladder.

Externally

To the frontage, fence boundary, tarmacadam drive, area laid to lawn, gravel area, well stocked borders, mature trees and shrubs, gated access to the rear, triple garage.

To the rear, fence boundary, area laid to lawn, well stocked borders, mature trees and shrubs, pet secure.

Garage One 19' 2" x 19' 2" (5.85m x 5.83m)

2 x electric roller doors, power and light.

Garage Two 17' 3" x 34' 5" (5.27m x 10.5m)

Electric roller door, power and light.

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 floorplan 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 office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the roundabout and the property is located on the left just after the entrance for Leek Golf Club.

Situation

The property is situated just on the outskirts of the delightful market town of Leek, close to Leek Golf Club, country walks and Alton Towers. Within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. This is a good family home being within the catchment for a wide range of schools.

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