



Westfields, Cauldon Lowe, ST10 3ED.
Offers in the Region Of £320,000

Whittaker
& Biggs

Est. 1930

Westfields, Cauldon Lowe, ST10 3ED.

This four bedroom semi detached property is situated in Cauldon Lowe, sitting north east of Staffordshire and near the Derbyshire border, surrounded by neighbouring fields, the Peak District and the Churnet Valley. This property provides excellent commuting links whilst being with close proximity to many country walks, local amenities and public houses. The property boasts two reception rooms, downstairs WC, workshop, large garage, off road parking, a sizable rear garden and modern kitchen.

You're welcomed into the property via the entrance hallway giving access to the first floor and living room. Within the living room is a multi-fuel stove and access to the dining room having UPVC patio door exiting to the rear garden and under stair storage cupboard. The inner hallway provides access to the kitchen and ground floor WC. The kitchen has a range of units to the base and eye level with granite work surfaces, four ring electric hob, electric oven/grill, stainless steel sink and plumbing for a washing machine.

To the first floor are four well proportioned bedrooms with bedroom one being an impressive 16 ft and family bathroom consisting of a bath with shower over, WC and wall mounted sink. The property also offers two garage, garage two currently being utilised as a work shop. Both sections have electric up and over door with power and light connected. In addition is a further storage room with power and light connected.

Externally to the frontage is a hand built driveway being constructed of block paving, this provides ample off road parking for several vehicles alongside an area laid to gravel. To the rear is mainly laid to Indian stone with raised flower beds, a pizza oven, outdoor shower and brick constructed log store. A viewing is highly recommended.

Situation

Ideally situated in the rural village of Cauldon Lowe. Benefitting from open fields to the front elevation providing far reaching views over the surrounding countryside and is within easy commuting distance of Leek town centre, Macclesfield and Ashbourne.



Entrance Hallway

UPVC double glazed door to the front elevation, radiator, stairs to the first floor.

Living Room 12' 11" x 13' 2" (3.93m x 4.02m)

UPVC double glazed window to the front elevation, oak wood flooring, multi fuel stove, slate hearth, wooden mantel, radiator, dado rail, cornicing.

Workshop 17' 5" x 8' 2" (5.30m x 2.50m)

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

Garage 17' 5" x 11' 11" (5.32m x 3.63m)

Electric up and over door, UPVC double glazed door to the rear elevation, oil fired boiler, light and power connected.

Storage 8' 2" x 4' 11" (2.5m x 1.5m)

UPVC double glazed door to the side elevation, light connected.

Dining Room 8' 11" x 13' 2" (2.72m x 4.02m)

UPVC double glazed patio doors to the rear elevation, oak wood flooring, radiator, cornicing, under stair storage cupboard with light.

Inner Hallway

UPVC double glazed window to the rear elevation, pantry cupboard, units to the base, granite work surfaces.

WC 4' 8" x 4' 3" (1.43m x 1.29m)

Lower level WC, vanity wash hand basin, chrome ladder radiator, fully tiled.

Kitchen 11' 8" x 7' 9" (3.55m x 2.35m)

UPVC double glazed door and window to the side elevation, UPVC double glazed window to the rear elevation, granite window sills, radiator, units to the base and eye level, granite worksurface, granite splash back, stainless steel sink with drainer, chrome mixer tap, electric Zanussi oven/grill, four ring Zanussi induction hob, extractor fan above, plumbing for a washing machine, space for a dryer.

First Floor

Landing

Loft access.

Bedroom One 16' 1" x 11' 11" (4.89m x 3.63m)

UPVC double glazed window to the front and side elevation, radiator.

Bathroom 6' 1" x 7' 1" (1.85m x 2.17m)

UPVC double glazed window to the rear elevation, storage cupboard, half free standing bath, electric shower over, wall mounted sink, lower level WC, chrome ladder radiator.

Bedroom Two 11' 1" x 9' 1" (3.37m x 2.76m)

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

Bedroom Three 10' 1" x 9' 2" (3.07m x 2.80m)

UPVC double glazed window to the front elevation, radiator.

Bedroom Four 7' 5" x 8' 2" (2.27m x 2.49m)

UPVC double glazed window to the front elevation, radiator.

Externally

To the front a hand built block paved driveway, area laid to gravel, hedged boundaries, mature plants and shrubs.

Outside

To the rear, mainly laid to Indian stone, raised flower bed, outdoor shower, brick constructed log store, pizza oven, hedged and brick boundaries.



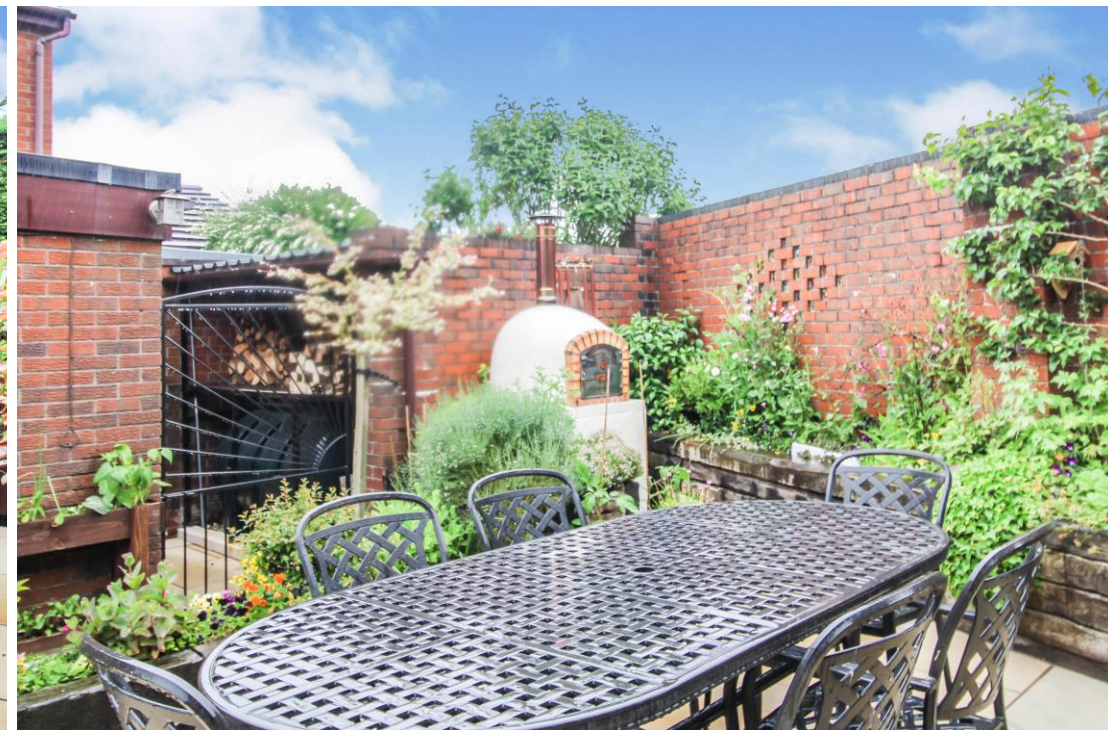
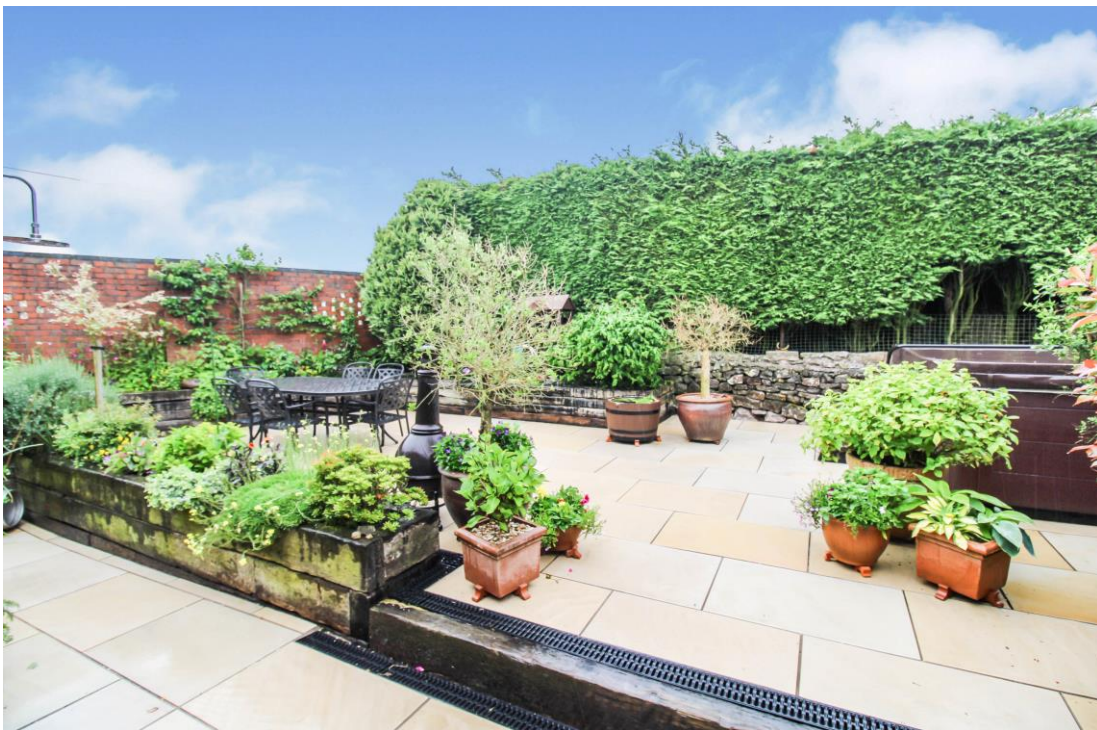
Note:
Council Tax Band: B

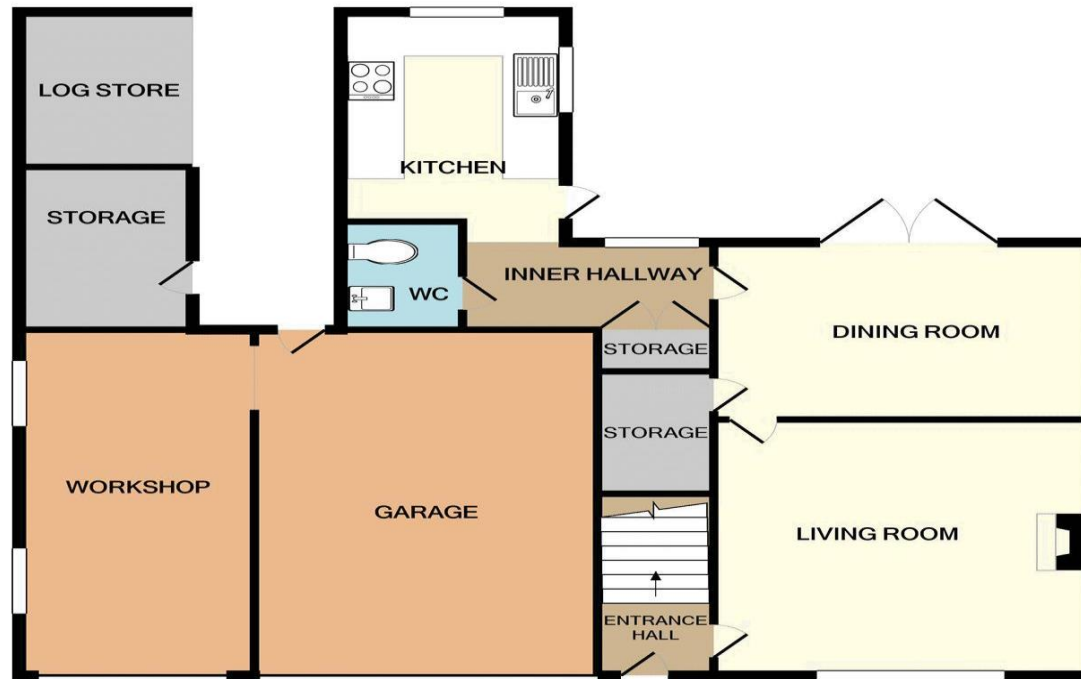
EPC Rating: TBC

Tenure: believed to be Freehold

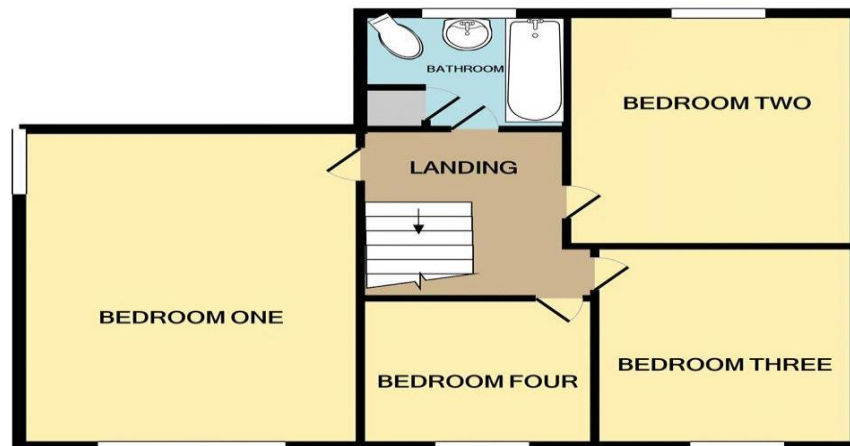








GROUND FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (141.9 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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