



Milltown Way, Leek, ST13 5SZ.  
Offers in Excess of £385,000

Whittaker  
& Biggs Est. 1930



# Milltown Way, Leek, ST13 5SZ.

This four-bedroom detached family home is nestled on a corner plot in a quiet cul de sac location. The property has a substantial driveway providing off street parking for many vehicles, garage and large garden to the rear. The property has privacy, being the last house located next to Pickwood Recreation Ground.

The property boasts two reception rooms, plus a conservatory to the rear, utility, two bathroom/ensuite rooms, well equipped kitchen, cloakroom and four well proportioned bedrooms.

You're welcomed into the property via the hallway with cloakroom and useful understairs store. The dining room is located to the front, having ample room for a dining table and chairs. The living room incorporates an electric fire and access to the Upvc double glazed conservatory. The kitchen is equipped with a good range of high gloss units to the base and eye level, integral Neff double oven, gas hob and extractor. Integral microwave, dishwasher, feature LED lighting and access to the rear garden. The utility is located off and has space and plumbing for a washing machine, dryer and sink unit.

To the first floor the landing has a storage cupboard and provides access to all four bedrooms. Bedroom one incorporates an ensuite shower room with shower enclosure, integral fitment, low level WC and wall mounted sink. The shower room has a corner shower cubicle, vanity wash hand basin and WC.

Externally to the frontage is a tarmacadam driveway, hedged boundaries, gravel area and gated access to the side. The garage has an up and over door, power, light and pedestrian door to the rear. The rear garden is laid to patio, decking, has well stocked borders and Breeze House.

A viewing is highly recommended to appreciate this homes location, plot, spacious accommodation and privacy.

## Situation

Milltown Way is situated just on the outskirts of the busy market town of Leek. Located in a quiet cul de sac location in a popular residential area. Ideal for local schools and the town centre.





### Entrance Hallway

UPVC double glazed door to the front elevation, stairs to the first floor, under stair storage, cloakroom off.

### Cloakroom 3' 2" x 5' 1" (0.97m x 1.54m)

Low level WC, wall mounted sink, UPVC double glazed window to the front elevation, radiator.

### Living Room 15' 9" x 11' 1" (4.80m x 3.37m)

Radiator, electric fire set on marble effect hearth and surround with wood mantle, patio doors to the conservatory.

### Conservatory 10' 10" x 12' 6" (3.30m x 3.80m)

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

### Kitchen 11' 8" x 11' 9" (3.55m x 3.58m)

Range of fitted high gloss units to the base and eye level, integrated NEFF grill and oven, integrated microwave, NEFF five ring gas hob, NEFF stainless steel extractor fan, stainless steel one and a half sink with drainer, integral fridge, integral freezer, feature LED lighting, inset down lights, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, integral dishwasher, black radiator, utility off.

### Utility Room 6' 6" x 4' 7" (1.99m x 1.39m)

Sink unit with drainer, plumbing and space for washing machine and dryer, UPVC double glazed window to the side elevation, tiled splashbacks, chrome heater ladder radiator.

### Dining Room 8' 8" x 11' 0" (2.64m x 3.36m)

UPVC double glazed window to the front, radiator.

## First Floor

### Landing

Radiator, built in storage cupboard

### Bedroom One 12' 0" x 10' 0" (3.66m x 3.05m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobe, ensuite shower room off

### Ensuite 5' 10" x 4' 9" (1.77m x 1.44m)

Shower cubicle with chrome integral fitment, wall mounted sink, low level WC, UPVC double glazed window to the side elevation, chrome heated ladder radiator, partly tiled.

### Bedroom Two 9' 0" x 11' 0" (2.74m x 3.36m)

UPVC double glazed window to the front, radiator, built in wardrobes.

### Bedroom Three 9' 7" x 10' 6" (2.91m x 3.20m)

UPVC double glazed window to the front elevation, radiator, built in wardrobe.

### Bedroom Four 8' 11" x 6' 7" (2.72m x 2.00m)

Radiator, UPVC double glazed window to the rear elevation.

### Bathroom 5' 5" x 6' 5" (1.66m x 1.96m)

Low level WC, corner shower cubicle with chrome fitment, vanity wash hand basin with storage beneath, chrome mixer tap, UPVC double glazed window to the rear, partly tiled, chrome heated ladder radiator, extractor fan, inset down lights.





### Externally

To the front: tarmacadam driveway, area laid to gravel, hedge boundaries, courtesy lighting, gated access to the rear, access to the garage. Externally to the rear: decked area, area laid to patio, raised borders, fenced boundary, gravel area, courtesy lighting, breeze house.

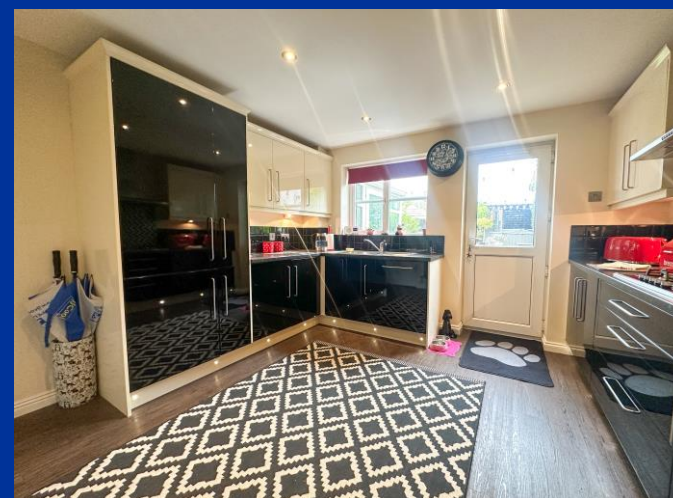
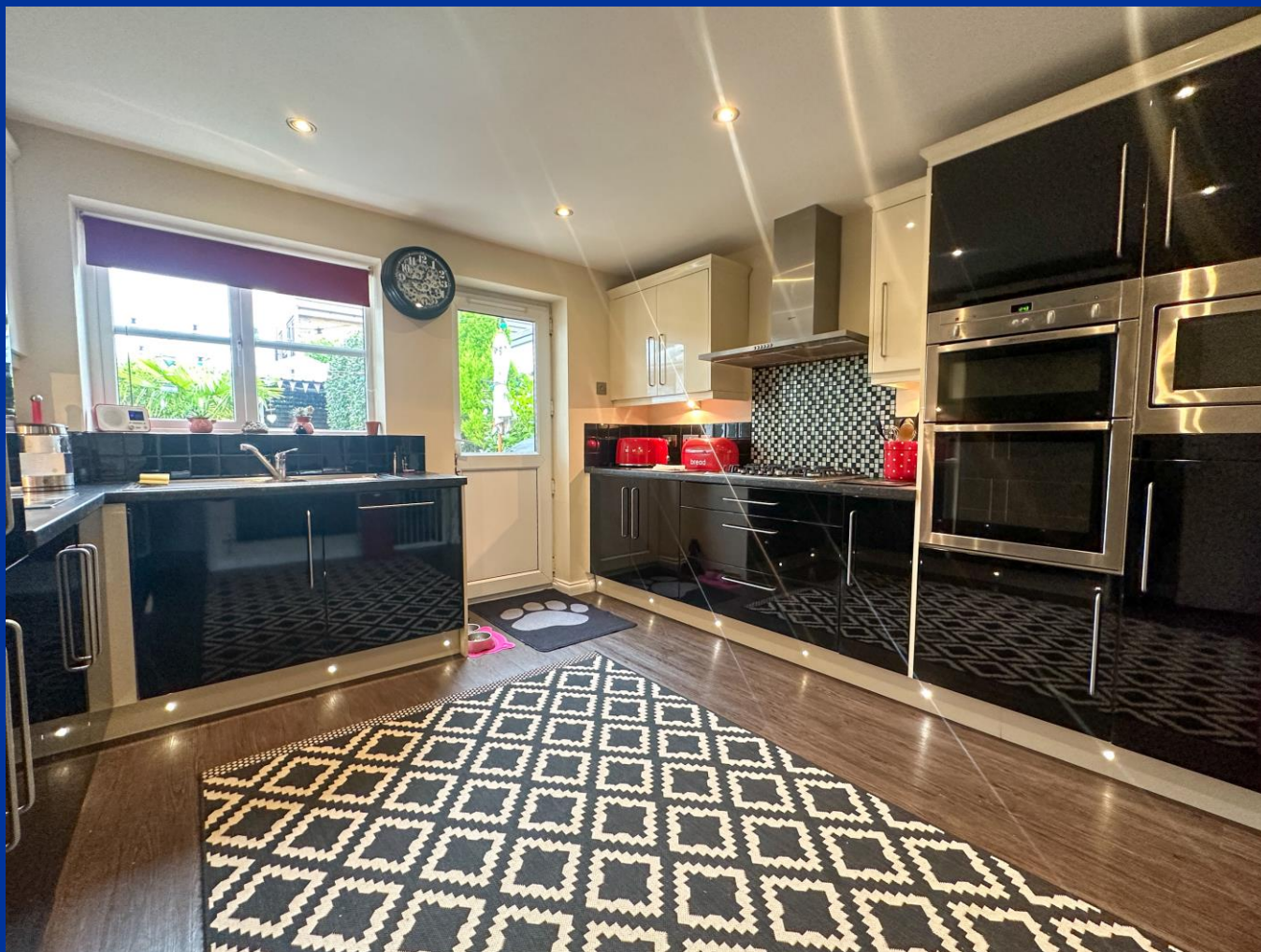
### Garage

Light and power connected, fitted cupboards within, pedestrian door to the rear elevation, up and over door to the front elevation.

Note:  
Council Tax Band: E

EPC Rating: D

Tenure: believed to be Freehold





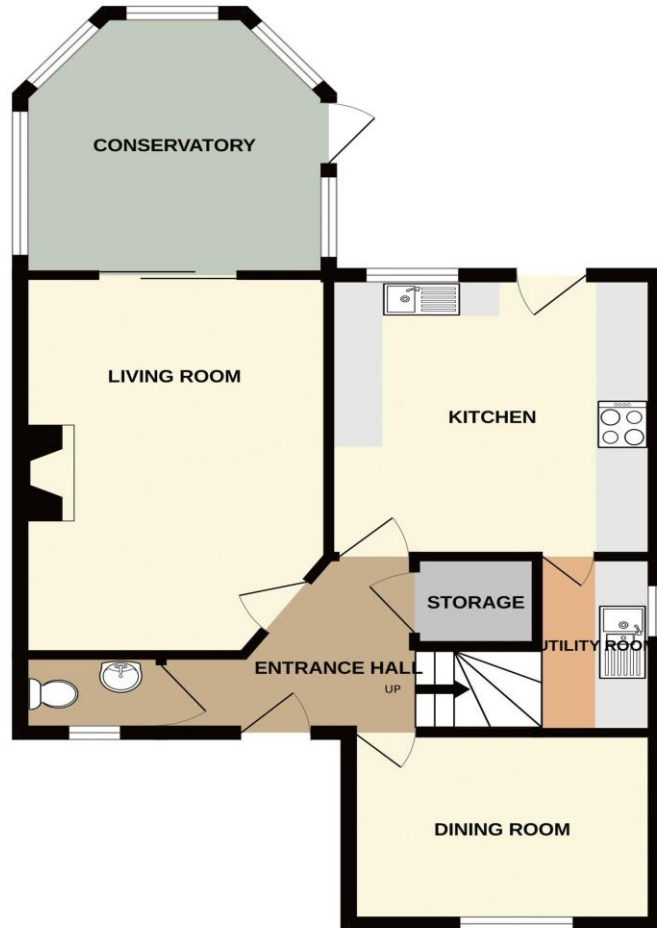




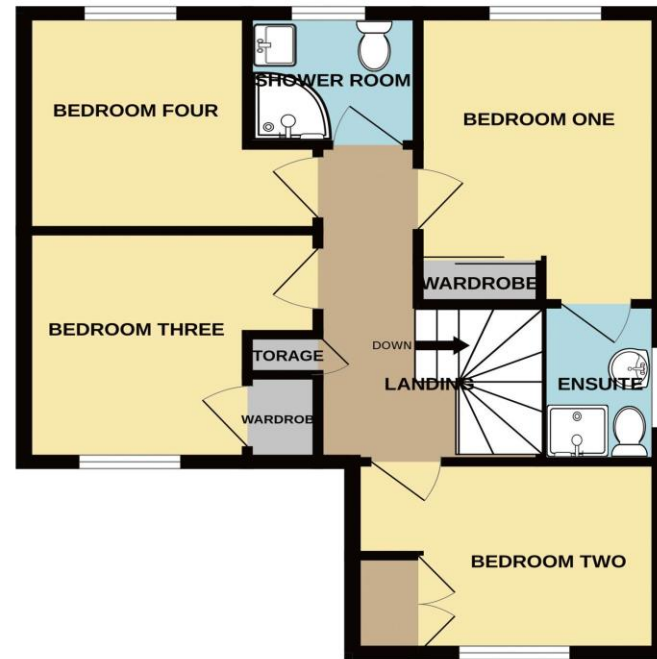




GROUND FLOOR



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 offices take the A523 Ashbourne Road out of the town. Follow this road for approximately half a mile and taking the fourth turning right into Pickwood Avenue, follow this road taking the fourth turning right into Milltown Way, take the second turning right and the property is the last house on the right.

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