



# Mollatts Wood Road

Leek



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## 20 Mollatts Wood Road

Leek  
Staffordshire  
ST13 7AL

This fabulous and very versatile detached property is located on the sought after Mollatts Wood Road, situated on the outskirts of the popular Staffordshire Moorlands town of Leek the property occupies an elevated position and enjoys some outstanding views over the town and surrounding countryside.

The property offers accommodation from the main bungalow and the attached self contained annex to the rear providing very versatile living that could appeal to a larger family and those looking to work from home.

The property offers easy access for travelling into the town centre and excellent road links for commuting into the Potteries, nearby beauty spots and walks include Ladderedge country park and trails to Denford and Rudyard.

Accommodation briefly comprises: Entrance Porch, Entrance Hall, Living Room, Kitchen, Shower Room, Bedroom, Dining Room, Family Room / Reception Room, Master Bedroom with En-Suite facility and a further Bedroom. The annex comprises: Open plan Living Room / Kitchen area, Bedroom / Office and Shower Room.

The property occupies a generous sized plot and has off road parking for several vehicles to the front and has well maintained garden areas. Attached to the side of the property is a useful car port to the right hand side and the garage / workshops to the left.

**Offers in the region of : £615,000**



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# Accommodation

## Entrance Porch

Oak flooring. Radiator. Access to:

## Entrance Hall

Feature tiled floor. Radiator.

## Kitchen

Wall and base units. Granite work tops. Sink unit with drainer, rinser bowl and mixer tap. Integrated dishwasher and waste unit. Integrated fridge and freezer. Gas Stanley cooker. Electric induction hob with extractor unit above. Breakfast bar island unit with storage cupboards and granite work tops. Wood flooring. Bay window. Coving.

## Living Room

Wood flooring. Radiator. Bay window. Feature multi-fuel log burner that also heats the Dining Room. Coving.

## Bedroom

Radiator. Coving.

## Shower Room

Elevated shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled walls. Tiled floor. Spotlights. Underfloor heating. Storage unit. Loft access.

## Dining Room

Radiator. Wood flooring. Log burner from Living Room.

## Reception Room / Family Room

Radiator. Coving. Access to rear courtyard.

## Bedroom

Radiator. Coving. Built-in storage cupboard.

## Master Bedroom

Built-in wardrobes. feature window. Access to:

## En-Suite

Shower cubicle. W.c. Wash basin with storage unit below. heated towel rail. Tiled walls. Tiled floor. Spotlights. Storage unit.

## Self Contained Annex

### Kitchen / Living Room

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Cooker point. Electric heater. Breakfast bar.

### Bedroom

Electric heater.

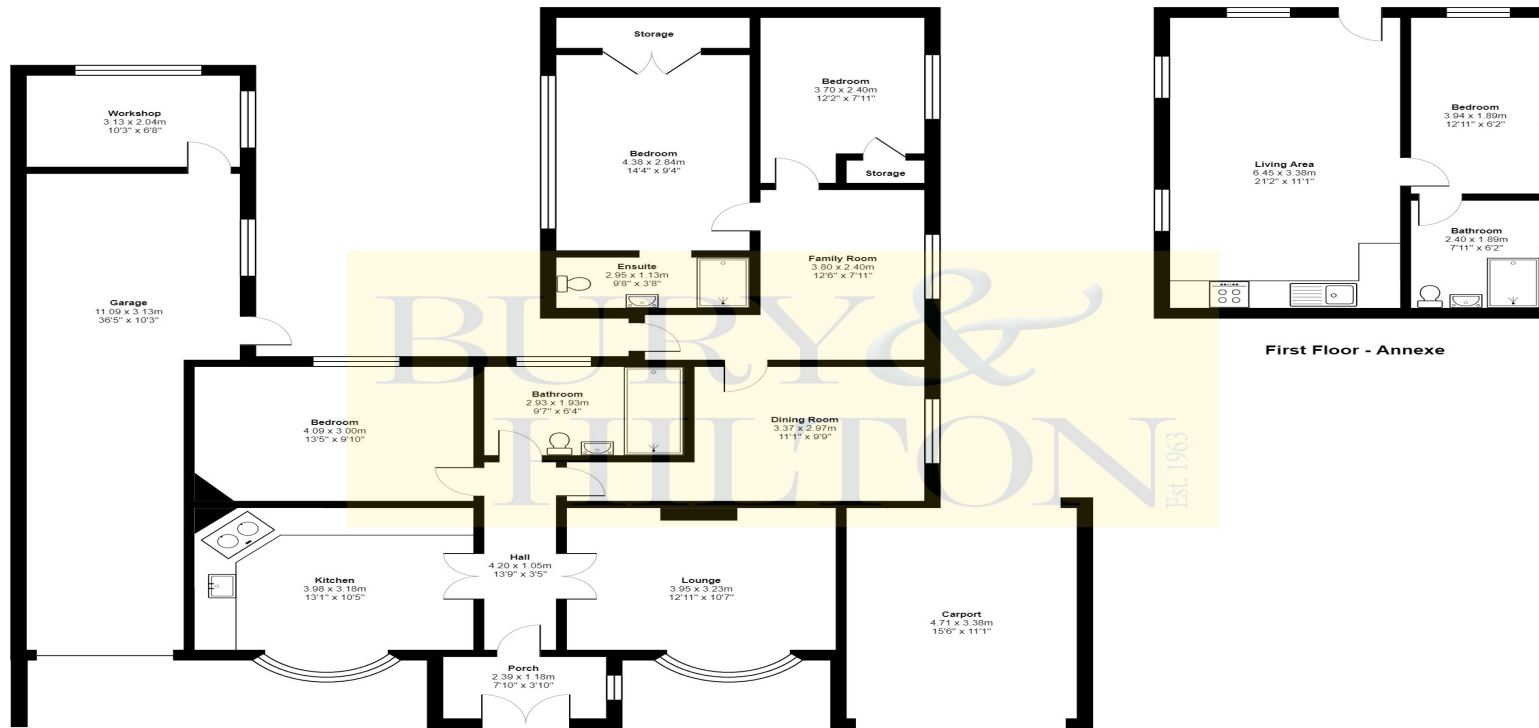
### Shower Room

Shower cubicle. W.c. Wash basin.

### .Outside

A generous sized plot with off road parking for several vehicles to the front and well maintained garden areas. A useful car port to the right hand side and the garage / workshops and utility room to the left. Garden shed. Garage (22'8 x 7'6) with power and lighting. Workshop (10'3 x 13'7) with power and lighting. Utility Room (9'10 x 6'10) with power, lighting and plumbing point. To the rear is a enclosed courtyard style garden area with access to the outbuildings / workshops, steps leading to a superb summerhouse (9'9 x 11'6) with power and lighting and decked sitting area and a further small garden / patio area that accesses the annex.





Ground Floor

All measurements are approximate and for display purposes only



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