



1 Arden Close
Leek



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1 Arden Close

Leek
Staffordshire
ST13 5BF

This fabulous individually built detached residence is located in a very quiet and private cul-de-sac position right on the outskirts of the town, enjoying superb views over Leek and backing onto open fields.

The property which was constructed in the mid 1990's has been improved and maintained to the highest of standards by the current vendors and is considered an ideal purchase for a larger family with its versatile and very spacious accommodation arranged over two floors.

The property benefits from double glazing, gas fired central heating and solar panels.

Accommodation briefly comprises: A Large Living Room / Entertainment Room, Hobby Room / Study and a Sitting Room to the ground floor. On the upper floor is a Landing Area, Dining Room, Snug, a second Living Room with large Conservatory off, Breakfast Kitchen, Utility Room, Master Bedroom with En-Suite Facility, three further Bedrooms and Shower Room.

Externally the property boasts a very pleasant sized plot with driveways and parking areas for several vehicles, ideal for today's larger families and also has a large detached double garage / workshop (17'2 x 18'4).

Private garden area to the side aspect laid mainly to lawn with well stocked display borders open views over fields to the rear, superb paved stone sitting area ideal for entertaining and a hot tub for keeping cool on hot summer days.

Internal inspection of this property is most strongly recommended as it will suit the most discerning of purchasers.



Offers In The Region Of £575,000



4



2



4



D



acre(s)



Leek - 01538 383344



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General Information

Lower Floor Living Room

Radiator. Spotlights. Storage cupboard. Stairs off.

Hobby Room

Radiator. Understairs storage.

Study

Radiator.

Landing Area

Radiator. Storage cupboard.

Dining Room

Radiator. Coving.

Snug

Radiator. Coving.

Upper Floor Living Room

Oak flooring. Radiator. Feature log burner. Coving. Sliding doors to:

Conservatory

Radiator. Tiled floor. Double doors to rear.

Kitchen

Extensive range of fitted wall and base units. Granite work tops. Belfast sink unit with mixer tap. Tiled floor. Cooker point. Spotlights. Radiator. Plumbing point. Coving. Breakfast island with storage cupboards.

Utility Room

Rear door. Plumbing point. Wall mounted boiler. Tiled floor.

Master Bedroom

Radiator. Built-in storage units and bed surround. Coving. Spotlights.

En-Suite

Shower cubicle. W.c. Wash basin. Tiled floor. Tiled walls. Coving. Spotlights. Radiator.

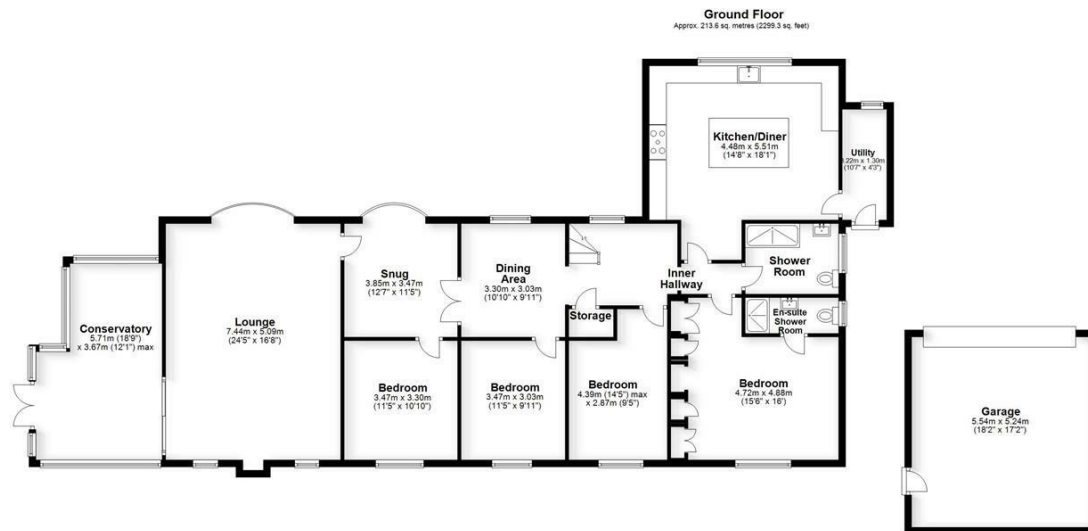
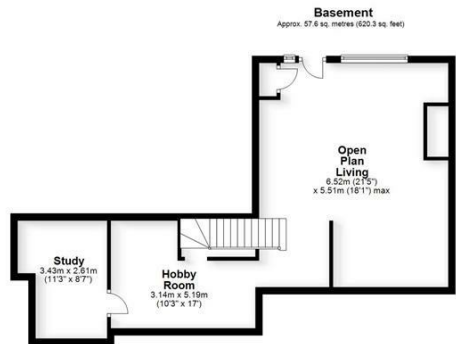
Shower Room

Large shower cubicle. W.c. Wash basin with storage unit below. Feature wall mounted mirror. Heated towel rail. Tiled walls. Tiled floor. Coving. Spotlights.

Bedroom

Radiator. Coving.





Total area: approx. 271.2 sq. metres (2916 sq. feet)

Plan produced by www.buryandhilton.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanIt3D

Bedroom

Radiator. Covng.

Bedroom

Radiator. Covng. Spotlights.

Outside

Externally the property boasts a very pleasant sized plot with driveways and parking areas for several vehicles, ideal for todays larger families and also has a large detached double garage / workshop (17'2 x 18'4).

Private garden area to the side aspect laid mainly to lawn with well stocked display borders and field to rear, superb paved stone sitting area ideal for entertaining and a hot tub for keeping cool on hot summer days.

AGENTS NOTES

The field immediately adjacent to this property is outside of the development boundary (and therefore excluded as a location for development and planning applications), as set out in the Staffordshire Moorlands Local Plan 2014-2033.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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