



# Ashenhurst Way

Leek



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Part of the Bagshaws Partnership

## 6 Ashenhurst Way

Leek  
Staffordshire  
ST13 5SB

The sale of 6 Ashenhurst Way is an opportunity to purchase an excellent size four bedroom detached property situated in a most desirable location on the outskirts of Leek being on the fringe of some beautiful countryside, yet within walking distance of the town centre.

Upgraded by the present owners providing good size accommodation throughout and benefiting from Upvc double glazing and gas fired central heating.

The accommodation briefly comprises: Entrance Hall, Excellent size Living Room with doors off accessing the Conservatory, Kitchen with quality units and breakfast bar, Utility Room, Shower Room and Sitting Room / Bedroom option to the ground floor. Landing Area, Master Bedroom with En-Suite Shower Room, Three further Bedrooms and Luxury Family Bathroom to the first floor. To the front of the property a block paved driveway provides off road parking and leads to a single garage.

A very well maintained rear garden being enclosed having flower and shrub borders, lawned areas, storage shed and pleasant patio seating area.

We would strongly recommend viewing of this property in order to appreciate the size and quality of the accommodation on offer together with its most convenient and attractive location.

**Offers in the region of : £395,000**



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Leek Office - 01538 383344



info@buryandhilton.co.uk





# Accommodation

## Entrance Hall

Stairs off. Laminate flooring. Radiator. Storage cupboard. Coving.

## Living Room 23'1 x 11'11 (7.04m x 3.63m)

Radiator x 3. Coving. Wood flooring. Wall light point x 2. Double doors to:

## Conservatory 10'11 x 12'10 (3.33m x 3.91m)

Tiled floor. Radiator x 2. Double doors to side.

## Kitchen 12'9 x 10'5 (3.89m x 3.18m)

Wall and base units. Belfast sink unit with mixer tap. Tiled floor. Cooker point. Extractor unit. Breakfast bar with storage below. Understairs storage.

## Utility Room 9'4 x 5'9 (2.84m x 1.75m)

Wall and base units. Plumbing point. Rear door. Tiled floor. Central heating boiler.

## Sitting Room / Bedroom 9'5 x 9'10 (2.87m x 3.00m)

Radiator. Coving.

## Shower Room 6'8 x 9'5 (2.03m x 2.87m)

Corner shower cubicle. W.c. Wash basin with storage unit below. Radiator. Tiled floor.

## Landing Area

Loft access. Coving.

## Master Bedroom 15'5 x 9'5 (4.70m x 2.87m)

Radiator. Built-in storage.

En-Suite 8'7 x 5'6 (2.62m x 1.68m)

Shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail.

## Bedroom 13'5 x 11'11 (4.09m x 3.63m)

Radiator. Coving.

## Bedroom 11'11 x 7'7 (3.20m x 2.31m)

Radiator.

## Bedroom 10'5" x 7'6" (3.18m x 2.29m)

Radiator.

## Bathroom 10'5 x 7' (3.18m x 2.13m)

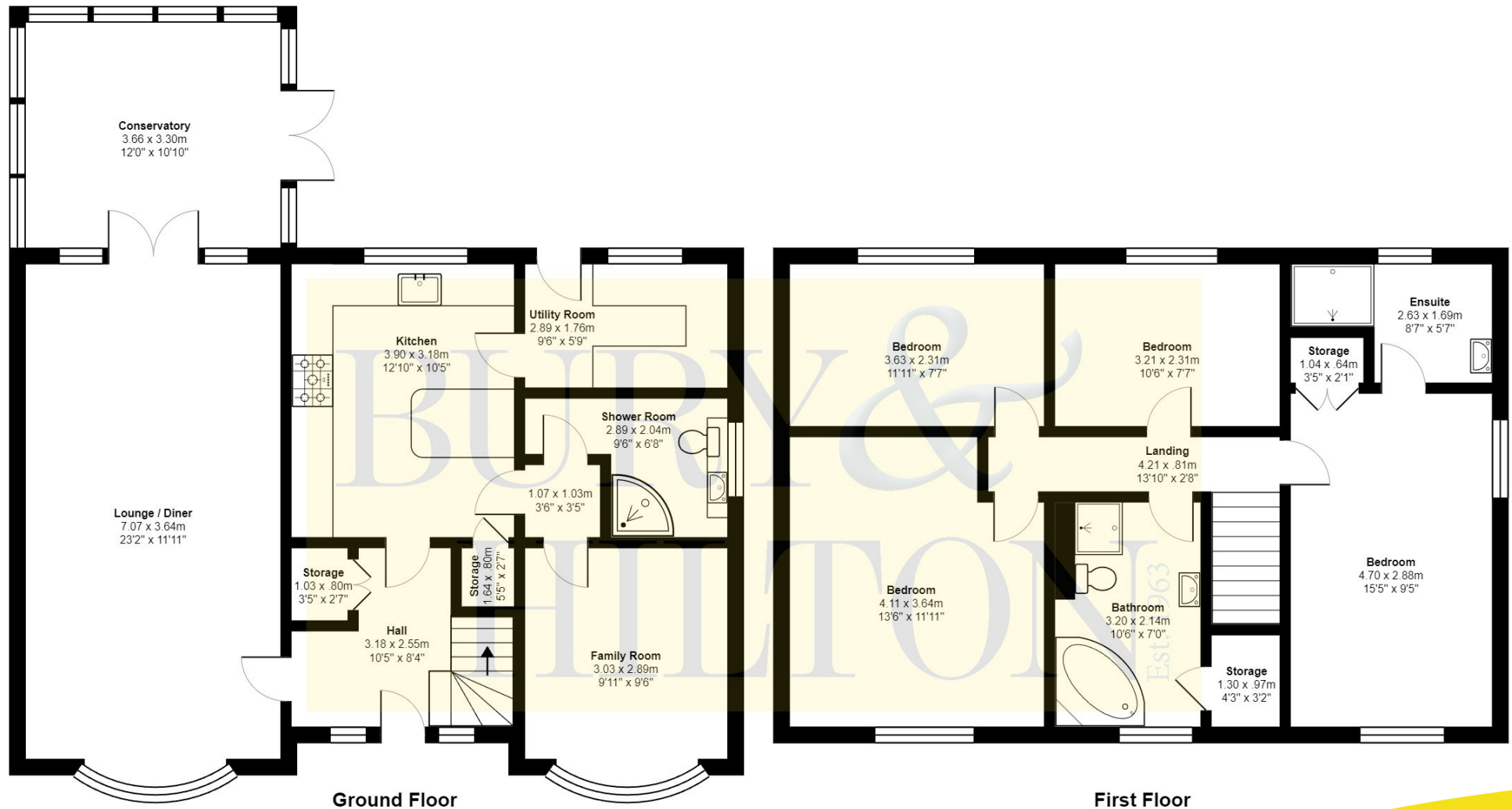
Feature corner bath. Shower cubicle. W.c. Wash basin. Heated towel rail. Storage cupboard.

## Outside

To the front of the property a block paved driveway provides off road parking and leads to a single garage.

A very well maintained rear garden being enclosed having flower and shrub borders, lawned areas, storage shed and pleasant patio seating area.





All measurements are approximate and for display purposes only



6 Market Street, Leek, Staffordshire, ST13 6HZ

**T** : 01538 383344

**E** : [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

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