



10 West Drive

Cheddleton



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

10 West Drive
Cheddleton, Nr Leek
Staffordshire, ST13 7DW

Situated on the very sought after St Edward's Park development is this beautifully presented four bedroom detached family home which has been extended and improved to the highest standards by the current owners.

The property is located in a small cul-de-sac position just off West Drive and occupies a very generous sized plot with the rear garden being a particular feature, with well stocked and maintained display borders, mature shrubs and trees, lawned garden areas, paved patio area, summerhouse and siding onto to woodland.

The immediate area offers a range of beautiful countryside and canal walks and the Churnet Valley Railway runs nearby the development.

The picturesque former mill town of Leek is located just over two miles from the development where a comprehensive range of shops, bars, cafes and restaurants can be found. Once in the town you are only a stone's throw away from the beautiful Peak District National Park, the spa town of Buxton and the Alton Towers Resort.

The property benefits from Upvc double glazing, gas fired central heating and security alarm system and briefly comprises: Entrance Hall with access to the garage, Living Room, Sitting Room with open plan access to Dining Room with feature bi-folding doors leading out to the garden, rear Hallway with access to the Utility Room and W.c / Cloakroom, superb fitted Kitchen with integrated appliances and Sitting Area with doors out to the garden on the ground floor.

To the first floor is a feature Landing Area leading to the Master Bedroom with fitted wardrobes and a large En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Block paved driveway to the front of the property providing ample off road parking and leading to double integral garage with power, lighting and electric remote controlled door.

Viewing is a must to truly appreciate what this family home has to offer.

Offers in the region of £615,000



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1978



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C



Entrance Hall

Stairs off. Coving. Access to garage. Amtico flooring. Storage cupboard. Double doors to:

Living Room 11'9 x 16'10 (3.58m x 5.13m)

Radiator x 2. Coving. Bay window. Coal effect gas fire with feature surround. Access to:

Sitting Room 9'1 x 11'9 (2.77m x 3.58m)

Radiator. Coving.

Dining Room 15'9 x 7'9 (4.80m x 2.36m)

Radiator. Spotlights. Feature bi-folding doors to rear garden. Oak flooring.



Rear Entrance Area

Rear door. Oak flooring.

Utility Room

Wall and base units. Plumbing point. Stainless steel sink unit with drainer and mixer tap. Radiator. Tiled floor. Storage cupboard housing central heating boiler. Spotlights.

WC

W.c. Wash basin with storage unit below. Tiled floor. Radiator. Spot lights.

Kitchen 9'1 x 12'7 (2.77m x 3.84m)

Wall and base units. Sink unit with drainer, rinsin bowl and mixer tap. Integrated fridge, freeze and dishwasher. Gas hob with extractor unit above. Double electric oven. Tiled floor. Radiator. Storage cupboard. Access to:



Snug 8'6 x 7'3 (2.59m x 2.21m)

Radiator. Oak flooring. Feature bi-folding doors to rear garden.

Study 6'4 x 6'5 1.93m x 1.96m)

Radiator. Coving. Power and lighting.

Landing Area

Radiator. Loft access - loft is majority boarded and has power and lighting with a pull down access ladder. Airing cupboard.

Master Bedroom 14'10 x 12'2 (4.52m x 3.71m)

Radiator. Fitted wardrobes. Coving.

En-suite 5'5 x 12'7 (1.65m x 3.84m)

W.c. Wash basin with storage unit below. Large shower cubicle. Heated towel rail. Underfloor heating.



Bedroom 19'4 max x 8'10 (5.89m max x 2.69m)

Radiator. Coving. Fitted wardrobes. Walk-in storage cupboard that could potentially be an En-Suite.

Bedroom 14' x 10' (4.27m x 3.05m)

Radiator. Fitted wardrobes. Coving.

Bedroom 18'3 x 9'6 (5.56m x 2.90m)

Radiator.

Family Bathroom 5'10 x 8'9 (1.78m x 2.67m)

Bath with feeder shower. W.c. Wash basin with storage unit below. Radiator. Tiled floor. Coving.



Outside

The property is located in a small cul-de-sac position just off West Drive and occupies a very generous sized plot with the rear garden being a particular feature, with well stocked and maintained display borders, mature shrubs and trees, lawned garden areas, paved patio area, summerhouse and siding onto to woodland.

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Tenure & Possession

The property will be sold freehold with vacant possession upon completion.

Council Tax Band & EPC Rating: Band E & C

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

Method of Sale

This property is to be sold by Private Treaty

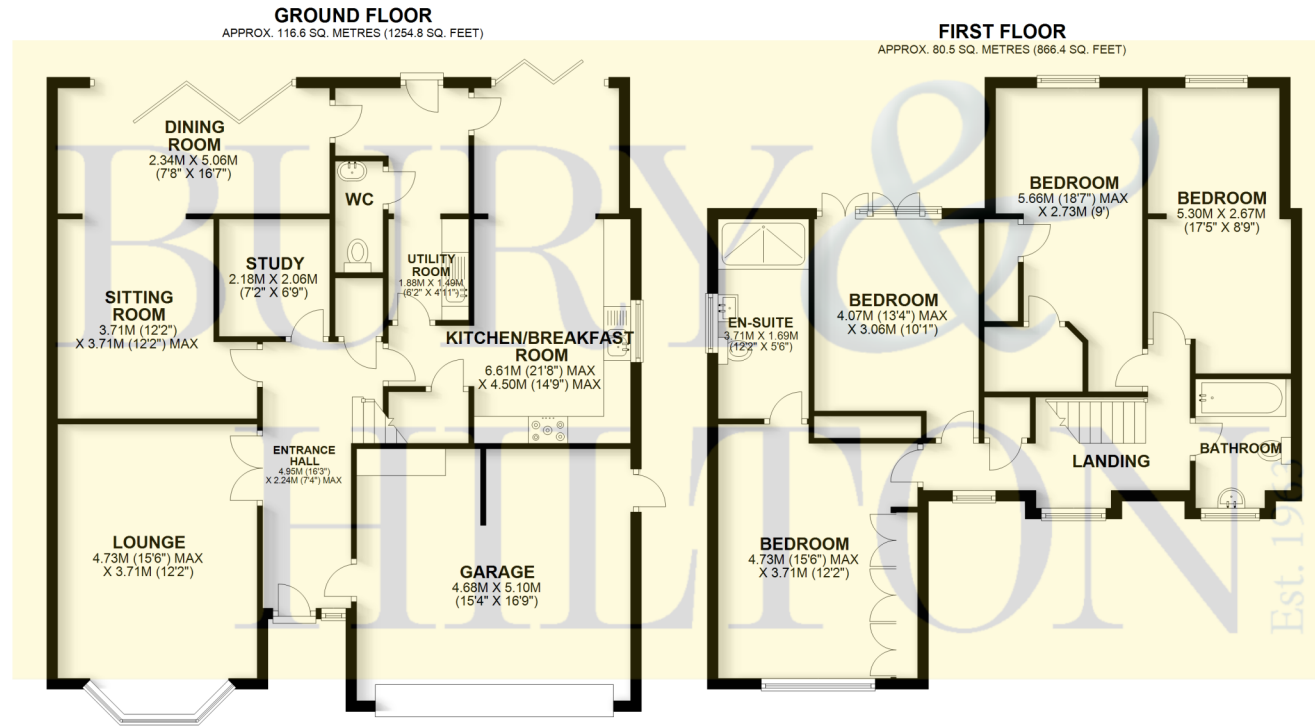
Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.









TOTAL AREA: APPROX. 197.1 SQ. METRES (2121.2 SQ. FEET)

Plan produced by www.firstpropertyservices.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 PlanUp.



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