



Chestnut Walk

Cheddleton



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

Chestnut Walk
Cheddleton
Staffordshire, ST13 7BJ

An immaculately presented four bedroom detached family home situated in a most desirable area within the St Edwards Park development in Cheddleton with some fantastic surrounding countryside.

Benefits from Upvc double glazing, gas fired central heating, security alarm system and the vendor has advised us they have replaced the fascias and barge boards.

This superbly presented family home briefly comprises: Reception Hallway with access to the garage, Cloakroom, Study, Breakfast Kitchen, Conservatory, Utility Room, Excellent size Living Room and Dining Room to the ground floor. Landing Area, Four Bedrooms, Master with En-Suite facility and family Bathroom to the first floor.

Block paved driveway leading to an integral double garage with up and over electric doors and power and lighting.

Landscaped gardens to both front and rear which are laid mainly to lawn and with display borders and paved patio area.

A property that simply must be inspected to fully appreciate the high standard of accommodation on offer.

Offers in the region of: £510,000



4



3



2



C



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1978





Accommodation

Entrance Porch

Access to garage. Door leading to:

Entrance Hall

Stairs off. Radiator. Feature flooring. Covings.

WC

W.c. Wash basin. Radiator.

Living Room 18'0" x 12'2" (5.49m x 3.71m)

Bay window. Radiator. Covings. Coal effect gas fire with feature surround.

Dining Room 12'0" x 9'6" (3.66m x 2.90m)

Radiator. Covings.

Study 6'9" x 6'9" (2.06m x 2.06m)

Radiator. Covings.

Breakfast Kitchen 12'11" x 9'6" (3.94m x 2.90m)

Wall and base units. Sink unit with drainer, rinsen bowl and mixer tap. Gas hob with extractor unit above. Double electric oven. Integrated fridge, freezer and dishwasher. Radiator. Tiled floor. Breakfast bar. Pantry off. Sliding doors to:

Conservatory 12'2" x 8'9" (3.71m x 2.67m)

French doors to rear garden. Laminate flooring.

Utility Area 6'2" x 4'9" (1.88m x 1.45m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Plumbing point. Rear door. Tiled floor. Radiator. Wall mounted boiler.

Landing Area

Radiator. Loft access. Airing cupboard.

Master Bedroom 13'10" x 12'2" (4.22m x 3.71m)

Radiator. Fitted wardrobes.

En-suite 12'5" x 5'6" (3.78m x 1.68m)

Double shower cubicle. W.c. Wash basin. Bidet. Heated towel rail. Tiled floor.

Bedroom 14'0" x 10'0" (4.27m x 3.05m)

Radiator. Fitted Wardrobes

Bedroom 9'8" x 10'7" (2.95m x 3.23m)

Radiator. Fitted wardrobes





Bedroom 9'4" x 9'4" (2.84m x 2.84m)
Radiator.

Bathroom 5'10" x 8'7" (1.78m x 2.62m)
Bath with feeder shower. W.c. Wash basin. Radiator.

Outside

The property is approached over a block paved driveway which provides ample off road parking and leads to an integral double garage with electric up and over doors and power and lighting. Alarm system.

Landscaped gardens to both front and rear which are laid mainly to lawn and with display borders and paved patio area.

Tenure & Possession

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

Council Tax Band & EPC Rating: Band C & E

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.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : info@buryandhilton.co.uk

www.buryandhilton.co.uk

Part of the Bagshaws Partnership



Offices in:

| | |
|-----------|--------------|
| Ashbourne | 01335 342201 |
| Bakewell | 01629 812777 |
| Buxton | 01298 27524 |
| Leek | 01538 383344 |
| Penkridge | 01785 716600 |
| Uttoxeter | 01889 562811 |