



22 Milltown Way

Leek



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

22 Milltown Way
Leek
Staffordshire, ST13 5SZ

This outstanding five bedroom detached family home has been upgraded and improved to an immaculate standard by the current vendors and is an ideal purchase for a larger family.

Upvc double glazing and gas fired central heating.

Entrance Hall, Storage Room / Utility (formally the garage), Living Room, a superb Kitchen / Dining Room with a range of integrated appliances, Utility Area / W.c and Conservatory to the ground floor. Landing Area, Bedroom with En-Suite Shower Room, Three further Bedrooms and family Bathroom to the first floor. On the top floor is a fabulous Master Bedroom with En-Suite Bathroom and Dressing Area, built-in storage areas and double doors leading out to a feature balcony area taking in some outstanding views over the town and surrounding countryside.

Large driveway, immaculate landscaped rear garden area with paved / decked and gravelled sitting / patio areas and display borders. Useful storage room attached to the side of the property and a further garden storage shed at the bottom of the garden. Electric sun awning.

Garden Room (18'3 x 7'5) - A fabulous outdoor entertaining / leisure building with power and lighting, fully insulated, feature bi-folding doors, electric fire, spotlights, sky light window and a built-in hot tub with bed / sitting space above.

Internal inspection of this well appointed family home comes strongly recommended.

Offers in the region of: £465,000



5



2



3



C



Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &
HILTON**
EST. 1984





Accommodation

Entrance Hall

Radiator. Laminate flooring. Stairs off. Coving. Storage cupboard. Access to:

Storage Room/Garage 11'9 x 7'9 (3.58m x 2.36m)

Range of built-in storage cupboards. Power and lighting. Radiator. Door to side.

Living Room 19'5 into bay x 11'6 (5.92m into bay x 3.51m)

Radiator. Bay window. Wall mounted electric fire. Radiator. Laminate flooring. Coving. Wall light point x 2.

Kitchen/Dining Room 24'1 x 14'1 (7.34m x 4.29m)

Extensive range of fitted wall and base units. Integrated fridge and freezer. Electric induction hob with gas burner and extractor unit above. Integrated dishwasher. Electric oven, warming drawer and combi oven grill / microwave. Work surfaces incorporating sink unit with drainer, rinsing bowl and mixer tap. Breakfast bar. Spotlights. Feature radiator x 2. Rear door. Access to:

Conservatory 11'4 x 9'5 (3.45m x 2.87m)

Tiled floor with under floor heating. Spotlights. Sky light x 2. Electric heater. Sliding doors to side.

Landing Area

Radiator. Stairs off. Airing cupboard.

Bedroom 14'11 x 11'9 (4.55m x 3.58m)

Radiator. Built-in wardrobe.

En-Suite 5'2 x 6'7 (1.57m x 2.01m)

Shower cubicle. W.c. Wash basin. Radiator.

Bedroom 10'10 x 10'5 (3.30m x 3.18m)

Radiator. Fitted storage units. Built-in wardrobes.

Bedroom 12'10 x 8'8 (3.91m x 2.64m)

Radiator. Built-in wardrobes and storage.

Bedroom 9'7 x 8'2 (2.92m x 2.49m)

Radiator.

Family Bathroom 9'8 x 6'8 (2.95m x 2.03m)

Bath with shower over. W.c. Wash basin. Radiator.





Master Bedroom 13'1 x 11'11 (3.99m x 3.63m)
Radiator. Laminate flooring. Spotlights. Eaves storage. Walk-in storage x 2. Access to balcony area.

En-suite & Dressing Area 13'3 x 5'8 (4.04m x 1.73m)
Shower cubicle. W.c. Wash basin with storage unit below. Radiator. Tiled floor. Laminate flooring. Sky light window.

Outside
The property boasts a large driveway to the front providing off street parking for a number of vehicles. To the rear of the property is an immaculate landscaped garden area with paved / decked and gravelled sitting / patio areas and display borders. Useful storage room attached to the side of the property and a further garden storage shed at the bottom of the garden. Electric sun awning.

Garden Room (18'3 x 7'5) - A fabulous outdoor entertaining / leisure building with power and lighting, fully insulated, feature bi-folding doors, electric fire, spotlights, sky light window with day bed above.



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

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