



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 property has been upgraded and improved to an immaculate standard by the current vendors, standing on an excellent sized plot is an ideal purchase for a larger family, the floorspace is around 197 square meters.

* The vendor has advised us that the property offers significantly larger accommodation than the majority of properties on the development.

* The property is located on a very popular and well established residential development on the outskirts of the town, yet offering easy access to local shops and schools and for travelling out to the Peak District and countryside walks.

* 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.

* 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 and a built-in hot tub with bed / sitting space above.

* An internal inspection of this well appointed family home comes strongly recommended



Offers In The Region Of £465,000



5



3



2



C



acre(s)



Leek - 01538 383344



leek@buryandhilton.co.uk





General Information

Entrance Hall

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

Storage Room / Garage

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

Living Room

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

Kitchen / Dining Room

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, rinsin bowl and mixer tap. Breakfast bar. Spotlights. Feature radiator x 2. Rear door. Access to:

Conservatory

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

Radiator. Built-in wardrobe.

En-Suite

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

Bedroom

Radiator. Fitted storage units. Built-in wardrobes.

Bedroom

Radiator. Built-in wardrobes and storage.

Bedroom

Radiator.

Family Bathroom

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

Master Bedroom

Radiator. Laminate flooring. Spotlights. Eaves storage. Walk-in storage x 2. Access to balcony area.

En-Suite & Dressing Area

Shower cubicle. W.c. Wash basin with storage unit below. Radiator. Tiled floor. Laminate flooring. Sky light window.

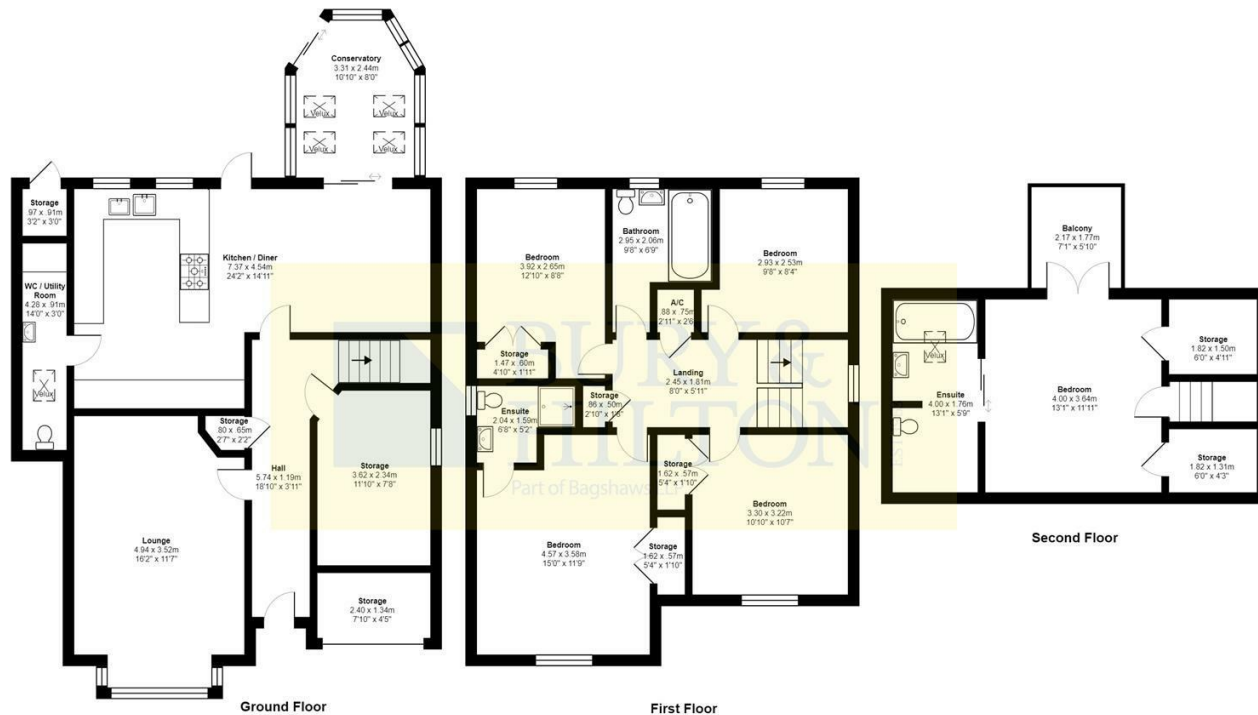
Outside

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 and a built-in hot tub with bed / sitting space above.

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.



All measurements are approximate and for display purposes only



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: leek@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