



Abbotsfield

Buxton Road, Leek



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Estate Agents. Valuers. Auctioneers. Chartered Surveyors
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Abbotsfield
Buxton Road
Leek Staffordshire ST13 6NF

"Abbotsfield" is an outstanding semi-detached Edwardian family residence offering substantial accommodation over three floors, located in an enviable position on the outskirts of the town centre, yet offering easy access to amenities, schools, country walks and travelling into the Peak District.

The property was built in 1911 to exacting standards for a notable local family who had connections to Britannia Building Society and as such was constructed to a grand design with sizeable rooms throughout. Many original features include stained glass windows, portico entrance columns, panelled walls, parquet flooring and feature cornicing.

The property has undergone an extensive refurbishment program over recent years by the vendors, to the very highest standards, improvements include: bespoke Kitchen, newly installed Bathrooms and En-Suites with top brand fittings, feature log burners and flush casement windows with plantation shutters.

Accommodation comprises: Entrance Hall, Lounge, Inner Hall, Boot Room and W.C, Sitting Room, fabulous Kitchen / Diner with solid wood tops and units and integrated appliances, Back Hall, W.C & Utility Room to ground floor. On the first floor is a beautiful Galleried Landing Area, a Master Suite with feature stand alone Burlington bath, a further En-Suite Shower Room and Walk-in Dressing Room. Two further double Bedrooms and Shower Room are located on this floor. On the top floor is a Landing Area, Three Bedrooms and Shower Room.

Externally the property boasts a private outlook set behind composite privacy fencing and double electric gates leading to a feature resin driveway providing off street parking for several vehicles. A large double garage with power, lighting and electric door offers further parking options or substantial storage with a gym area and storage room above.

To the rear is a private garden area laid mainly to lawn with display borders, porcelain tiled patio area and covered outdoor entertainment area.

Offers in the region of £675,000



Leek Office - 01538 383344



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Accommodation

GROUND FLOOR:

Entrance Hall

Front door with feature stained glass windows. Parquet wood block flooring. Feature radiator. Stairs off. Understairs storage area.

Living Room

Bay window with plantation shutters. Coving. Cornicing. Log burner with feature fire surround and tiled hearth. Wood flooring. Feature radiator x 2. Access to:

Inner Hall

Parquet wood block flooring. Sitting area.

Boot Room

Tiled floor. Sitting area.

W.C.

W.c. Wash basin. Tiled floor.

Sitting Room

Feature radiator x 2. Coving. Cornicing. Wood flooring. Wall light point x 4. Bay window with French doors leading out to rear garden. "Hunter" feature log burner between Sitting Room and Kitchen.

Kitchen/Dining Room

Extensive range of fitted wall and base units. Ceramic sink unit with drainer, rinsing bowl and mixer tap. "Rangemaster" cooker with extractor unit above. Solid oak work tops and units. Breakfast island with quartz work top, inset drinks chiller and pan cupboards. Integrated dishwasher and recycling drawer. Tiled floor. Feature radiator. Bi-fold doors to rear garden. Inset spotlights and mood lighting. Butlers bell indicator.

Back Hall

Front access door. Fitted cloakroom area and storage.

W.C.

"Burlington" W.c & wash basin. Tiled floor.

Utility Room

Fitted storage units. Wooden work tops. Belfast sink unit with mixer tap. Pantry cupboard with charge points. Tiled floor. Spotlights.

FIRST FLOOR:

Galleried Landing Area

Stairs off. Covings.

Master Suite

Feature radiator. Covings. Paneling to walls. Window to front with plantation shutters. Burlington stand alone "Slipper" bath with mixer tap. Feature fireplace.

En-Suite

Three piece Burlington suite with W.c, Shower cubicle and wash basin. Tiled floor.

Dressing Room

Fitted wardrobes and storage units. Dressing table. Feature radiator. Laminate flooring. Plantation shutters.

Bedroom

Feature radiator. Covings. Feature fireplace. Built-in desk.

Bedroom

Feature radiator. Picture rail. Covings. Feature fireplace. Built-in wardrobe.



Shower Room

Burlington suite consisting: Large walk-in shower cubicle. W.c. Wash basin with storage unit below. Feature radiator. Tiled floor.

SECOND FLOOR:

Landing Area

Feature window to side. Access to plant room housing central heating boiler. Feature radiator. Loft access.

Bedroom

Alcova radiator.

Bedroom

Alcova radiator. Feature fireplace.

Bedroom

Alcova radiator. Sky light. Laminate flooring. Paneling to walls. Storage to eaves. Exposed wood.

Shower Room

Large walk-in shower cubicle. His & Hers sink units with storage units below. W.c. Sky light. Heated towel rail. Feature illuminated vanity mirror.

Double Garage

Electric remote control door. Power and lighting. Double doors to rear. Stairs to:

Gym and Storage Area

Power and lighting. Sky light x 2. Cushion flooring. Storage room off.



Outside

Externally the property the property boasts a private outlook set behind composite privacy fencing and double electric gates leading to a feature resin driveway providing off street parking for several vehicles. A large double garage with power, lighting and electric gates offers further parking options or substantial storage with a gym area and storage room above.

To the rear is a private garden area laid mainly to lawn with display borders, porcelain tiled patio area and covered outdoor entertainment area.

A comprehensive range of outdoor lighting, power points and water outlets.

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.







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