



# 21 Monyash Drive

Leek



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Part of the Bagshaws Partnership



**21 Monyash Drive**  
Leek  
Staffordshire, ST13 5SY

A delightfully presented and deceptively sized four bedroom detached family home situated in a well regarded setting within a mile of the town centre and well placed for the park, surrounding countryside and local schools.

The property is located in a quiet cul-de-sac setting and backs onto Pickwood recreation ground.

The extended accommodation benefits from gas fired central heating and double glazing.

Entrance Hall, Cloakroom, Lounge, Kitchen and Dining Room to the ground floor. Landing Area, Master Bedroom with En-Suite facility, Two further bedrooms and Family Bathroom to the first floor. Bedroom Four is located on the top floor.

The property stands on a very generous sized plot of 0.176 of an acre of natural gardens with walkways, lawned areas, display borders, pond and covered sitting area , attached single garage and driveway that provides off street parking.

A superbly appointed family home of which a viewing is essential.

**Offers in the region of: £425,000**



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Leek Office - 01538 383344



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HILTON**  
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# Accommodation

## Entrance Hall

Radiator. Stairs off. Coving.

## WC

W.c. Wash basin. Tiled walls.

## Living Room 16'6 x 11'11 (5.03m x 3.63m)

Gas fire. Radiator. Coving. Bi-fold doors to rear. Double doors to:

## Dining Room 10'1 x 9'9 (3.07m x 2.97m)

Radiator. Coving. Laminate flooring.

## Kitchen 17'2 x 11'5 (5.23m x 3.48m)

Wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Cooker point. Extractor unit. Plumbing point. Double doors to rear garden. Tiled floor. Radiator. Access to garage.

## Landing

Stairs off.

## Master Bedroom 12'5" x 10'11" (3.81m x 3.33m)

Radiator.

## En-Suite 6'1 x 5'4 (1.85m x 1.63m)

Shower cubicle. W.c. Wash basin with storage unit below. Tiled walls. Spotlights. Heated towel rail.

## Bedroom 16'2 x 8'1 (4.93m x 2.46m)

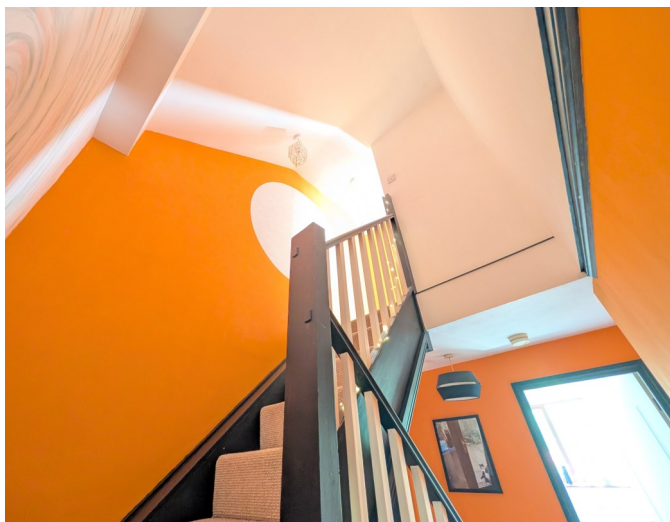
Radiator. Coving.

## Bedroom 11'9 x 8'4 (3.58m x 2.54m)

Radiator. Coving.







### **Bathroom** 13'4 x 6'10 (4.06m x 2.08m)

Jacuzzi bath. W.c. Wash basin. Heated towel rail x 2. Spotlights. Tiled walls. Coving. Double shower cubicle.

### **Bedroom** 15'5 x 10'8 (4.70m x 3.25m)

Sky light x 2. Spotlights. Radiator. Storage to eaves.

### **Outside**

The property stands on a very generous sized plot of 0.176 of an acre of natural gardens with walkways, lawned areas, display borders, pond and covered sitting area, attached single garage (17'6 x 8'2) and driveway that provides off street parking.

### **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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