



## 7 Fernwood Drive

Leek, Staffordshire, ST13 8JA

Offers in excess of £315,000





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## 'Charlotte Sherratt's Comments'

A well maintained, extended, four bedroom, detached family property which is situated in the sought after 'Westwood' area. There is a good size driveway to the front providing ample off road parking and leading to a garage with a generous garden to the rear.

The ground floor comprises: entrance hall which leads through to the kitchen, utility and dining room with access gained into the lounge. The kitchen is fitted with a range of wall and base units with work surfaces over and space for a cooker, extractor fan over and room for additional white goods. A door from the rear of the kitchen provides access into the utility and out to the rear garden.

On the first floor the landing space leads to the bedrooms and shower room. The main bedroom overlooks the rear garden, the second and third bedrooms are double in size and located to the front. The fourth bedroom is to the rear with all bedrooms served by the modern shower room.

Outside there is ample parking provided by the good size driveway to the front and access to the garage. The garage has been partitioned off to provide two areas, one for storage and one for utility space. Gated access is gained to the rear garden with a pleasant patio seating area with steps up to the generous rear garden space.

### Lounge

18'0" x 11'9" (5.5 x 3.6)

Fitted carpet, uPVC window to the front aspect, living flame gas fire with marble effect inset and hearth with carved wooden surround, radiator, coving to the ceiling, ceiling light with decorative cornice.

### Dining Room

16'4" x 9'2" (5.0 x 2.8)

Accessed through wooden double doors off the lounge, continuation of the fitted carpet, two uPVC windows to the rear, radiator, ceiling light.

### Utility

9'2" x 6'2" (2.8 x 1.9)

Floor covering, range of wall and base units with laminate worktop over, radiator, two uPVC windows to the side and rear aspect, coving to the ceiling, strip light.

### Kitchen

14'1" x 9'6" (4.3 x 2.9)

Tiled flooring, a range of wall and base units with worktop over, space for cooker with extractor over, sink with drainer and central mixer tap, radiator, ceiling light, access through to the utility and the rear garden.

## Ground Floor WC

Floor covering, with WC and wash hand basin vanity unit with storage under, tiled splashback, heated towel rail, ceiling light.

## First Floor Accommodation

### Landing

Stairs leading to first floor accommodation, four bedrooms and family shower room.

### Main Bedroom

18'4" x 8'10" (5.6 x 2.7)

Double in size, fitted carpet, uPVC window to the rear aspect, radiator, coving to the ceiling, two ceiling lights.

### Bedroom Two

11'9" x 9'10" (3.6 x 3.0)

Double in size, fitted carpet, uPVC window to the front aspect, radiator, coving to the ceiling, ceiling light.

### Bedroom Three

11'1" x 9'10" (3.4 x 3.0)

Double in size, fitted carpet, uPVC window to the front aspect, radiator, coving to the ceiling, ceiling light.

### Bedroom Four

9'6" x 7'10" (2.9 x 2.4)

Fitted carpet, uPVC window to the rear aspect, radiator, ceiling light.

### Shower Room

7'6" x 5'6" (2.3 x 1.7)

Lino flooring, double shower cubicle, frosted uPVC window to the rear aspect, wash hand basin built into a vanity unit with storage under, WC, heated towel rail, ceiling light.

### Garage

Access to the front via an up and over door from the driveway. The garage is sectioned into two parts, the front is used to provide a storage space, the rear is accessed via a uPVC side door and is currently used as a laundry area.

### Outdoors

The property is approached via a block paved driveway with access to the garage with a decorative area with pebbles and shrubbery.

Gated access is gained to the side, onto the generous rear garden with a pleasant patio seating area with steps up to the large rear garden space, mainly laid to lawn with storage to the top.

## Location

Situated on the outskirts of the market town Leek in the Westwood region.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

## Agents Notes

Freehold

All mains services connected

Local Council: Staffordshire Moorlands

Council tax band: C

## About your agent

Denise White Bespoke Estate Agents are dealing with the sale of this property.

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

## Need a mortgage?

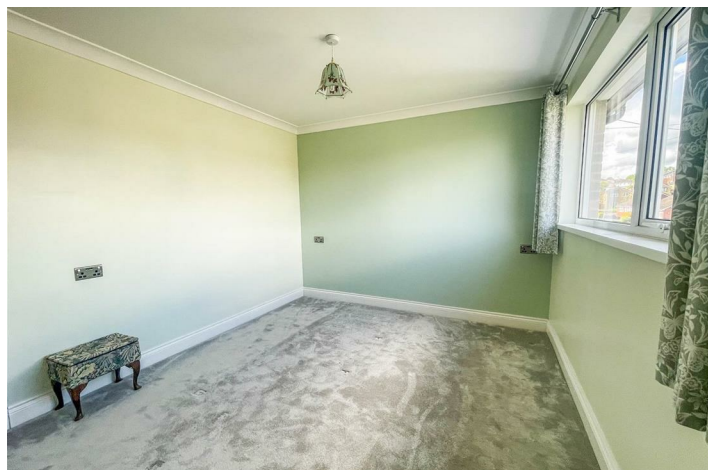
If you need a mortgage then please do get in touch, We can connect you to impartial independent financial advice to get you started.to discuss your mortgage options and get your mortgage 'agreed in principle', which makes you a more reliable option to sellers.

## Have a house to sell?

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

## You need a solicitor

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.



Road Map



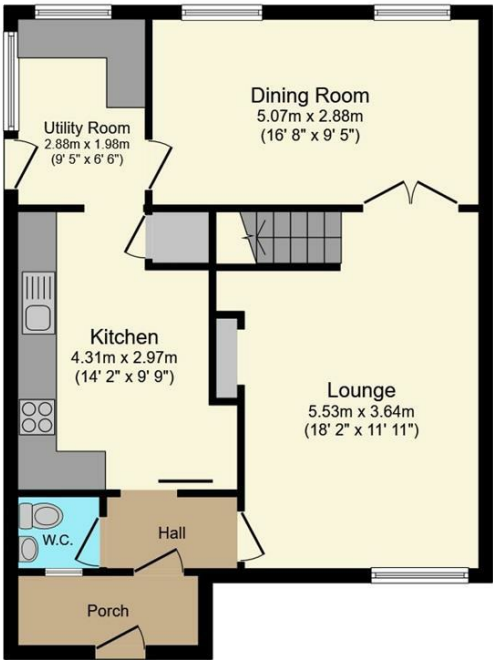
Hybrid Map



Terrain Map

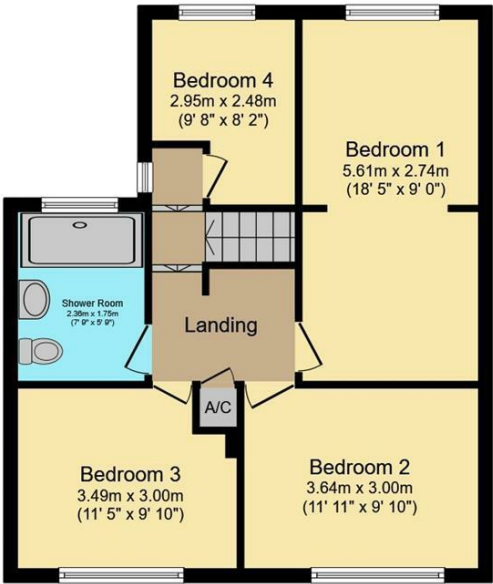


Floor Plan



Ground Floor

Floor area 64.2 sq.m. (691 sq.ft.) approx



First Floor

Floor area 54.6 sq.m. (588 sq.ft.) approx

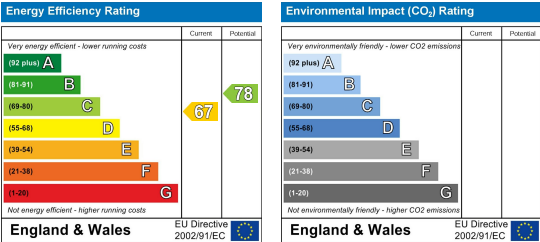
Total floor area 118.8 sq.m. (1,279 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact us on 01538 381 772/ 01782 901 088/ 07854643365 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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