



**99 Basford Bridge Lane, Leek, ST13 7EQ**

**Asking price £365,000**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK! Discover the charm of this outstanding detached bungalow nestled on the perimeter of Cheddleton Village. With tremendous views over the encompassing countryside, the property provides a serene retreat. Don't miss out on this true gem!

### Denise White Estate Agent's Comments

This exceptional residence has undergone meticulous renovations by the current vendors, resulting in spacious and versatile accommodation throughout. Ideally situated in a sought-after location on the outskirts of the village, the property offers a peaceful retreat for those looking to escape the hustle and bustle of town life while maintaining easy access to amenities.

The property occupies a sizeable plot with a paved driveway providing ample parking to the front and a detached garage to the side of the property. To the rear of the home is an enclosed tiered garden offering stunning views to the south creating an idyllic suntrap at the top of the garden.

Stepping inside the property you are welcomed by a spacious entrance porch providing access into a contemporary double bedroom and generously sized lounge. The herringbone style flooring and stylish interiors accentuate the subtle sophistication of the home. Oak frame and glass doors fold away, opening into the dining area with french doors that lead out to the rear garden. The bespoke kitchen is a culinary enthusiast's dream, featuring quartz worktops, a large pantry cupboard and a range of integrated appliances. A family bathroom and additional storage space complete the ground floor.

Moving to the first floor, you will find two well-proportioned double bedrooms, both boasting built-in wardrobes. The larger of the two bedrooms faces south, allowing for plenty of natural light. Both bedrooms are serviced by a modern shower room.

The property offers the perfect blend of tranquility in the countryside and flexible living space meeting the demands of modern life. Whether you are looking for a peaceful home or a space that can adapt to your evolving needs, this property provides the ideal solution.

### Entrance Porch

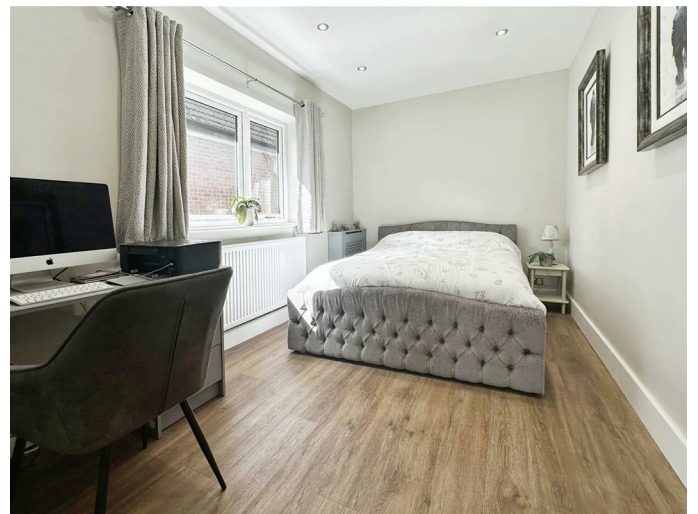
5'5" x 5'1" (1.66 x 1.55)



Vinyl wood effect flooring, composite door to the front aspect, inset spotlight, storage cupboard housing GLOW WORM combination boiler and radiator. Access into:-

### Bedroom Three

13'2" x 8'2" (4.03 x 2.50)



Vinyl wood effect flooring, radiator, uPVC double glazed window to the side aspect, inset, spotlights

## Lounge

21'10" x 12'8" (6.67 x 3.87)



Herringbone style vinyl wood effect flooring, large uPVC double glazed window to the front aspect, radiator, inset spotlights, stairs off to the first floor accommodation, electric fire, glass folding doors into:-

## Dining Kitchen

14'0" x 9'2" extending to 21'1" (4.29 x 2.80 extending to 6.45)



## Dining Area



Vinyl tiled flooring, radiator, inset spotlights, built in bespoke display cupboard, French doors to rear aspect onto garden

## Kitchen Area



Fitted with a range of bespoke wall and base units with quartz work surfaces over incorporating an undermount sink with hose mixer tap, integrated fridge freezer, washing machine, dishwasher, double bin system, pantry cupboard, electric cooker and induction hob and extractor above, gas point, uPVC double glazed window to the rear aspect, inset spotlights

## Inner Hall



Continued vinyl tiled effect flooring, under stairs storage cupboard, inset spotlight, access into:-

## Bathroom

6'6" x 5'6" (2.00 x 1.70)



Continued vinyl tiled effect flooring, tiled walls, bath with shower above and glass shower screen, wall mounted towel rail, vanity unit with wash handbasin and low-level WC incorporated, obscured uPVC double glazed window to the side aspect, inset spotlights

## First Floor Landing



Fitted carpet, radiator, uPVC double glazed window to the side aspect, ceiling light, large storage cupboard

## Bedroom One

15'9" x 12'5" (4.81 x 3.79)



Fitted carpet, radiator, uPVC double glazed window to the front aspect, a range of built-in wardrobes, two ceiling lights 4.25 x 3.46

## Shower Room

6'7" x 3'11" (2.02 x 1.20)



Wood effect laminate flooring, low-level WC, vanity unit with storage under and countertop sink, wall mounted ladder style towel rail, shower cubicle with shower attachment, obscured uPVC double glazed window to the side, ceiling light

## Bedroom Two

13'11" x 11'4" (4.25 x 3.46)



Fitted carpet, radiator, uPVC double glazed window to the rear aspect, built-in wardrobes, loft access

## Outside



To the front of the property is a paved driveway providing off road parking for multiple vehicles. There is also a raised area laid to lawn with mature borders. The driveway leads to a single detached garage with power and lighting. To the rear of the property is an enclosed tiered garden consisting of a paved patio area initially with a further raised lawn area beyond.

## Location

Located in a well established residential area. Ideally situated in the popular village of Cheddleton with access to Caldon Canal and providing picturesque walks through the countryside with local pubs and eateries along the way and within close proximity to the popular Churnet Valley Railway. The location offers the best of both worlds, ideally placed for those who enjoy the sights and sounds of the country with some fabulous surrounding countryside but within easy travelling distance of local amenities located both within the village of Cheddleton and the nearby Market Town of Leek.

## Agent's Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings — prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and

furniture not specifically itemised within these particulars are deemed removable by the vendor.

### **About Your Agent**



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.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

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 advice.

### **House To Sell Or Rent?**

We can arrange an 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

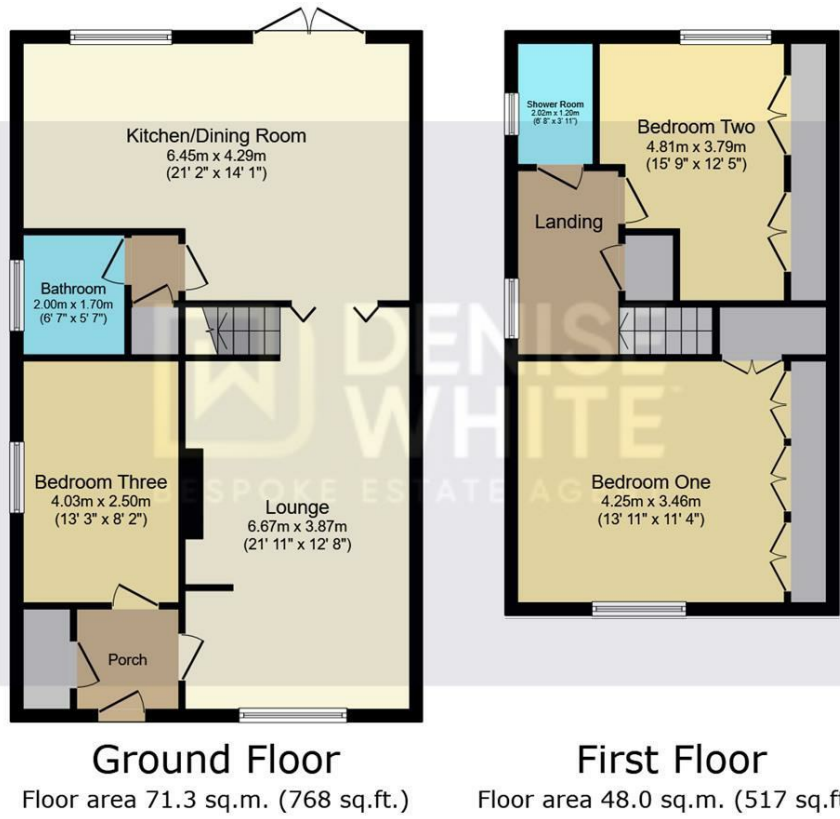
### **You Need A Solicitor!**

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.

### **Do You Require A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan



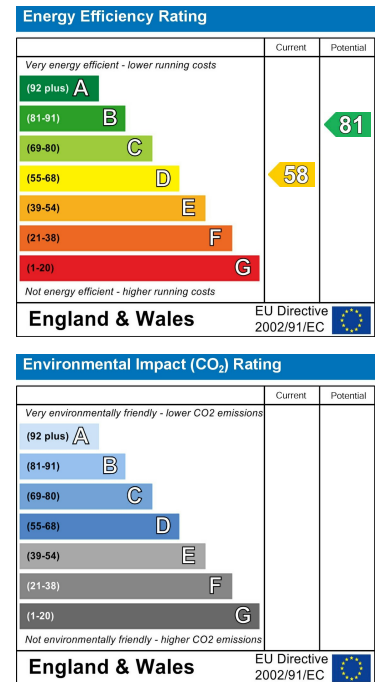
TOTAL: 119.3 sq.m. (1,284 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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