

46 Fernwood Drive, Staffordshire, ST13 8JD

£250,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

A well presented Three Bedroom Semi Detached Family Home located in a sought after location within walking distance of the popular West End Schools. Offering Spacious Accommodation throughout, which has been updated to an excellent standard in recent years, together with a beautifully landscaped, low maintenance garden and ample off road parking, this property makes an ideal family home.

Denise White Estate Agents Comments

If you looking for a family home with just that bit of extra space for the kids to play or to accommodate your home working, or maybe you're looking to downsize from a larger property but can't find your happy medium, then look no further! This fabulous Three Bedroom Semi Detached House on Fernwood Drive offers the perfect solution to those accommodation conundrums!

Let me show you around! An Entrance Porch welcomes you to the property, providing an ideal space to kick off your shoes and hang up your coat before stepping in to your home. From the Porch, a fabulous modern fitted Kitchen welcomes you, complete with integrated appliances and a breakfast bar, perfect creating your favourite culinary delights. Off of the Kitchen, there is a useful Home Office, which could also be utilised as a Playroom and additional Lounge Area, and leads through to a small Utility Room at the rear of the property. Back through the Kitchen you will climb a few steps up to a spacious Lounge, which boasts a feature exposed brick wall and large French Doors which open on to the rear garden. Another few steps lead from the Lounge to the First Floor, where you will find Bedroom One, alongside the Family Bathroom which are located to the front of the property. The Bedroom has been fitted with large built in wardrobes with sliding wood and mirrored doors, providing ample space for all your clothes storage, and more! As we move on up to the Second Floor you will find Bedrooms Two and Three positioned to the rear aspect. Bedroom Two is another good sized Double Room with a useful loft storage space off, and Bedroom Three provides a generous Single Bedroom, perfect for little ones!

Externally, the property sits on an excellent sized plot, with a large driveway to the front aspect which provides ample off road parking. To the rear there is a fabulous, recently landscaped, private garden, which offers both paved and decked seating areas alongside an AstroTurf lawn, giving you a wonderful low maintenance space that you can enjoy with friends and family, almost all year round!

Location

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 to 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.

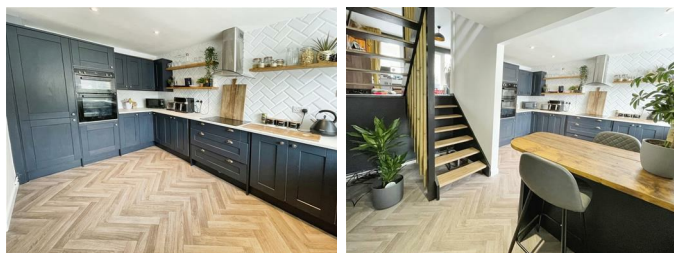
Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages

Entrance Porch

uPVC entrance door and window to the front aspect. Carpet tiled flooring. Ceiling spotlights. Storage cupboard off. uPVC door leading into: –

Kitchen

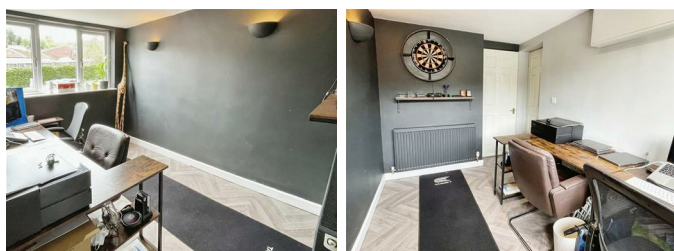
14'9" x 13'11" (4.52 x 4.25)



Fitted with a range of wall and base units with worksurfaces over incorporating a one and a half bowl sink and drainer unit with hose mixer tap. Integrated four ring ceramic hob with extractor over, double electric oven, fridge freezer and dishwasher. Herringbone style lino flooring. Part tiled walls. Radiator Ceiling spotlights. Stairs leading to the living room. uPVC window to the front aspect. Door leading into: –

Dining Room / multi-purpose playroom

10'11" x 7'1" (3.35 x 2.18)



Herringbone style lino flooring. Radiator. uPVC window to the front aspect. Ceiling spotlights. Door leading into: –

Utility Room

7'3" x 3'10" (2.23 x 1.18)

Carpet. uPVC window to the rear aspect. Plumbing for automatic washing machine. Vent for tumble dryer. Ceiling light.

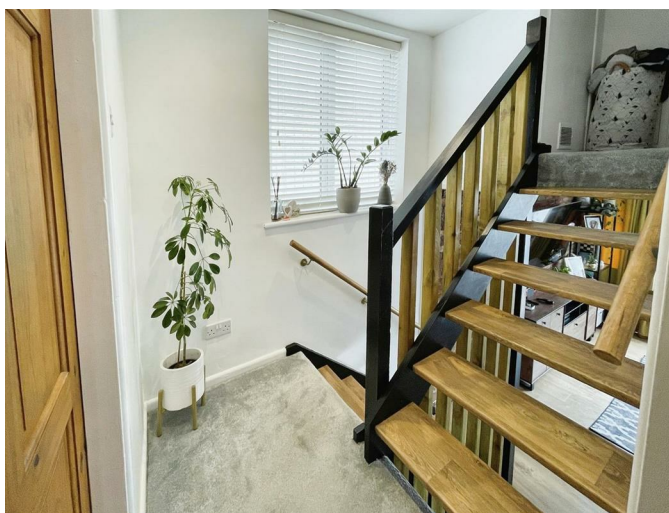
Lounge

14'9" x 13'2" (4.5 x 4.03)



Laminate flooring. Radiator. uPVC windows and French doors leading to the rear garden. Feature exposed brick wall. Ceiling light. Stairs leading to the first floor.

First Floor



Carpet. uPVC windows to the side aspect. Ceiling spotlights. Stairs leading to the second floor. Doors leading into: –

Bathroom

6'5" x 5'5" (1.98 x 1.67)



Fitted with a suite comprising of panelled bath with shower over, pedestal wash and basin and low-level WC. Lino flooring. Fully tiled walls. Obscured uPVC window to the front aspect. Ceiling spotlights.

Bedroom One

11'0" x 8'11" (3.36 x 2.72)



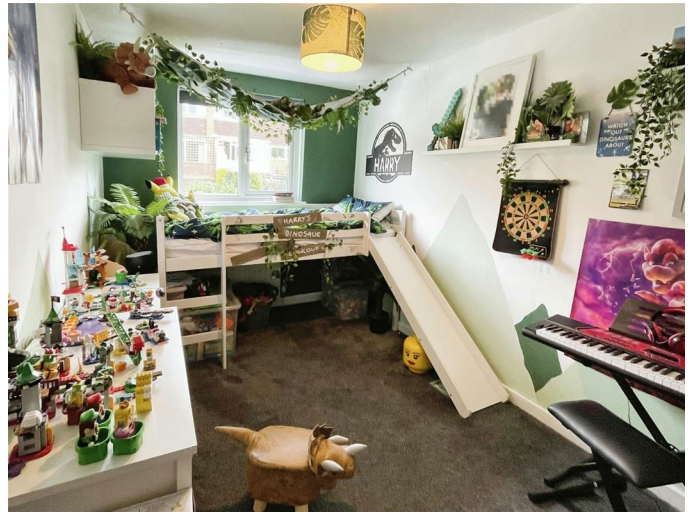
Carpet. Radiator. uPVC window to the front aspect. Fitted with built-in wardrobes. Two ceiling lights.

Second Floor Landing

Carpet. Cupboard housing the combination boiler. Ceiling spotlights. Doors leading into: –

Bedroom Two

12'11" x 7'9" (3.96 x 2.38)



Lino flooring. Radiator. uPVC window to the rear aspect. Ceiling light. Loft access.

Bedroom Three

9'4" x 6'7" (2.85 x 2.03)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. loft storage space off.

Outside



To the front of the property there is an excellent sized driveway which provides ample off road parking. Gated access to the side leads to the rear garden which has been beautifully landscaped and provides a modern, safe and secure environment for the whole family to enjoy. There is a large paved patio area on to which the Lounge opens through French Doors. Steps lead from the patio to an AstroTurf lawn and further decked seating area with a wooden pergola, ideal for enjoying the great outdoors on those warmer summer days, with the BBQ sizzling and perhaps a beer or two!

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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.

Property To Sell?

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 Need 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.

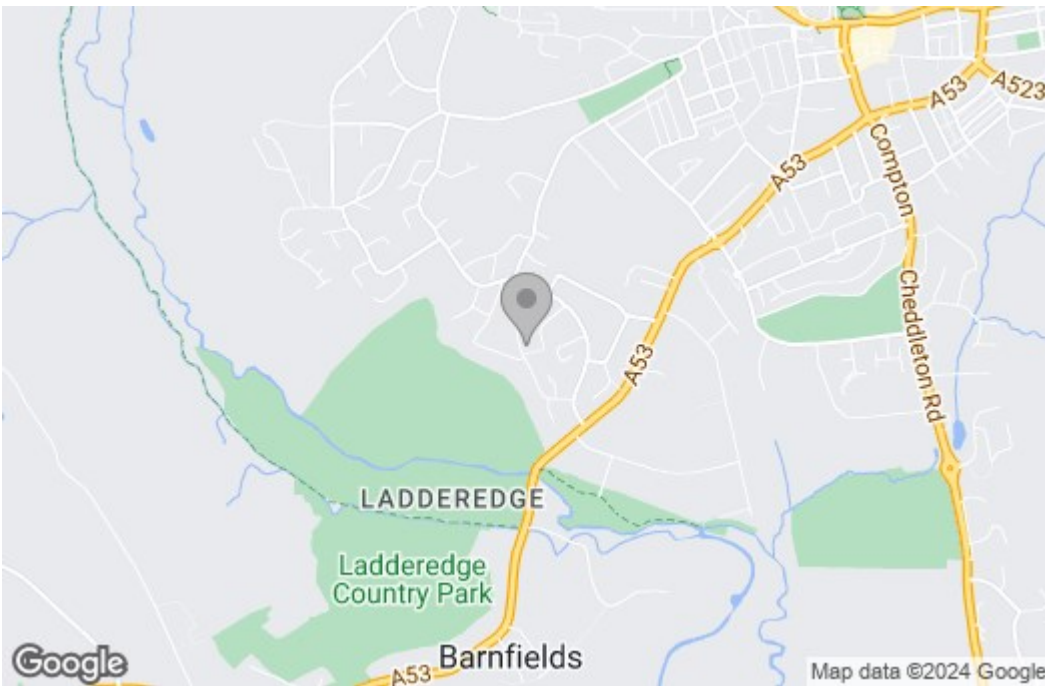
Floor Plan



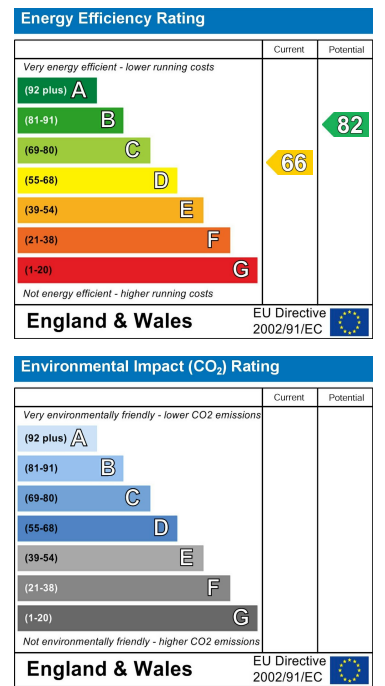
TOTAL: 93.4 m² (1,006 sq.ft.)

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



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