



19 Sandybrook Lane, Staffordshire, ST13 5RZ

Offers in the region of £455,000

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A splendid Four Bedroom Family Home located in the much sought after area of Birchall on the outskirts of the Market Town of Leek. Having been improved to an excellent standard by the current owners the property offers spacious and versatile living accommodation with beautifully landscaped low maintenance gardens, well suited to family life.

Denise White Estate Agents Comments

Located in one of the most sought after locations on the outskirts of the Market Town of Leek, we are pleased to offer to the market this fabulous Four Bedroom Detached Family Home on Sandybrook Lane, Birchall. Having been upgraded to an excellent standard by the current owners the property now provides Two Wonderful Sitting Rooms together with a spacious and contemporary fitted Dining Kitchen and modern Bathrooms, yet still offering scope for the new owners to put their own stamp on the Four Spacious Bedrooms that the property has to offer.

To the Ground Floor, the Entrance Porch leads you through to a spacious Entrance Hallway, from which stairs provide access to the Lower Ground Floor and doors lead through to the Bedrooms, Family Bathroom and Lounge. The Lounge is a lovely light and spacious room positioned to the side aspect, with a tall bay window overlooking the lawned garden area and featuring a stylish wall mounted electric log burning effect fireplace. Bedroom One is located to the side aspect and is serviced by a modern Ensuite Shower Room which sits alongside the Family Bathroom which has also been fitted with an elegant three piece suite. The Second Bedroom is located to the front aspect, and Bedrooms Three and Four sit to the rear, enjoying views over the rear garden and beyond.

The Lower Ground Floor is home to a wonderful Dining Kitchen which has been remodelled to create a fabulous social space perfect for family dinners as well as entertaining guests. The Kitchen is fitted with a range of high gloss units with integrated appliances and incorporates a breakfast bar seating area. Off of the Kitchen there is a useful Utility Room and a Rear Hallway which leads on to the Rear Garden. An Inner Hall takes you through to the Downstairs WC and on to the Sitting Room which opens on to the Rear Patio through fabulous sliding patio doors.

Externally, the property sits on a good sized plot with a lawned garden area to the side aspect, a superb low maintenance rear garden featuring a

small natural stream, garden pond with waterfall and wonderful gas fired firepit for gathering around all year through! To the front of the property there is a Driveway providing off road parking for Three Vehicles and an attached Single Garage with remote controlled electric door.

Location

Birchall is a much sought after residential area set on the outskirts of the Charming Market Town of Leek. Just a short distance away, Leek is a vibrant market town that exudes character and charm. Its cobbled streets are lined with historic buildings, independent shops, and traditional pubs, creating a unique atmosphere that harks back to a bygone era. Visitors can explore the Leek Market, held on Wednesdays and Saturdays, where they can find an array of local produce, crafts, and antiques.

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.

Entrance Porch

uPVC entrance door to the front aspect. Tiled flooring. Ceiling light. Door leading into:-

Entrance Hall

Carpet. Radiator. Ceiling light. Three wall lights. Stairs leading to the lower ground floor. Built in storage cupboard off with radiator. Doors leading into: –

Lounge

15'10" x 11'10" (4.85 x 3.63)

Carpet. Wall mounted upright radiator. Wall mounted log burning effect electric fire. Two uPVC windows to the front aspect. uPVC bay window to the side aspect. Three wall lights.

Bedroom One

12'1" x 14'2" (3.70 x 4.34)

Carpet. Radiator. uPVC window to the rear aspect. Fitted with built-in wardrobes, shelving and dressing table. Ceiling light. Door leading into: –

Ensuite

5'5" x 3'7" (1.67 x 1.10)

Fitted with a modern suite comprising of shower cubicle, vanity wash hand basin and low-level WC. Laminate flooring. Vinyl panelled walls. Obscured uPVC window to the side aspect. Ceiling spotlights.

Bedroom Two

11'10" x 10'8" (3.63 x 3.27)

Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Built-in wardrobe with overhead storage.

Bedroom Three

11'6" x 9'10" (3.53 x 3.01)

Carpet. Radiator. uPVC window to the rear aspect. Fitted with built-in wardrobes and dressing table. Ceiling light.

Bedroom Four

9'7" x 8'9" (2.94 x 2.68)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

9'7" max into door x 6'10" (2.93 max into door x 2.09)

Fitted with a modern suite comprising of panelled bath with shower over and vanity unit housing a wash hand basin and low-level WC. Tiled flooring. Part tiled walls.. Obscured uPVC window to the side aspect. Ceiling spotlights.

Lower Ground floor

Inner Hallway

Oak flooring. Ceiling light. Doors leading into: –

WC

9'2" x 2'9" (2.80 x 0.86)

Fitted with a low-level WC and vanity wash hand basin unit. Tiled flooring. Vinyl panelled walls. Ceiling light.

Sitting Room

15'3" x 11'3" (4.66 x 3.44)

Oak flooring. Radiator. Wall mounted log burning effect electric fire. uPVC sliding patio doors leading to the rear garden. Ceiling light.

Kitchen

10'6" x 22'7" extending to 28'8" (3.21 x 6.90 extending to 8.75)

Fitted with a modern range of wall and base units with worksurfaces over incorporating a breakfast bar and one and a half bowl sink and drainer unit with mixer tap. Integrated induction hob with extractor over, single electric oven, microwave and dishwasher. Tiled flooring. Two wall mounted upright radiators. uPVC windows to the side and rear aspect. Two ceiling lights and spotlights. Door leading into: –

Utility Room

6'10" x 4'4" (2.09 x 1.33)

Fitted with wall mounted shelving and base units with work surface over. Plumbing for automatic

washing machine. Space for a condensing tumble dryer. Tiled flooring. Ceiling light.

Rear Hall

5'8" x 3'2" (1.75 x 0.99)

Tile flooring. uPVC door leading to the rear garden. Ceiling light.

Outside

To the front of the property there is a tarmac driveway which provides off road parking for three vehicles and leads to:-

Garage

17'4" x 9'5" (5.30 x 2.89)

Electric up and over door to the front aspect. Power and light. Wall mounted Baxi combination boiler.

Gardens

To the side of the property there is a good sized lawned garden area, bordered with well stocked flower beds and featuring a gravelled pathway which leads through gated access to the rear garden. The rear garden is of an excellent size, enjoying a good degree of privacy and is entirely enclosed providing a safe and secure space for children to play and pets to roam. The garden has been beautifully landscaped by the current owners and now provides a fabulous, low maintenance space for families and friends to gather, with a large paved patio which features a fabulous gas fired firepit, and leads on to a composite decked area which sits over a stream which runs through the garden. Steps lead from the patio down to the waters edge which also features a fish pond with a lovely waterfall, giving off the most tranquil sound of running water, creating the perfect setting for relaxing on a summers afternoon with your favourite beverage in hand!

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

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 15 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.

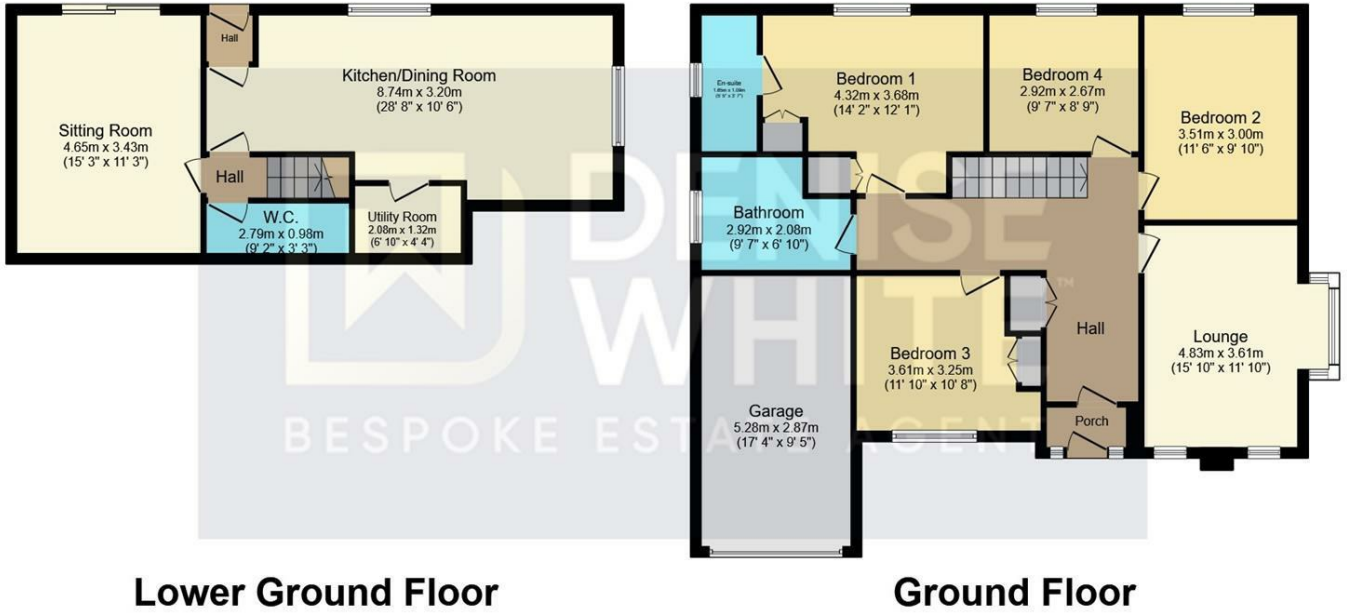
You Need A Solicitor!

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.

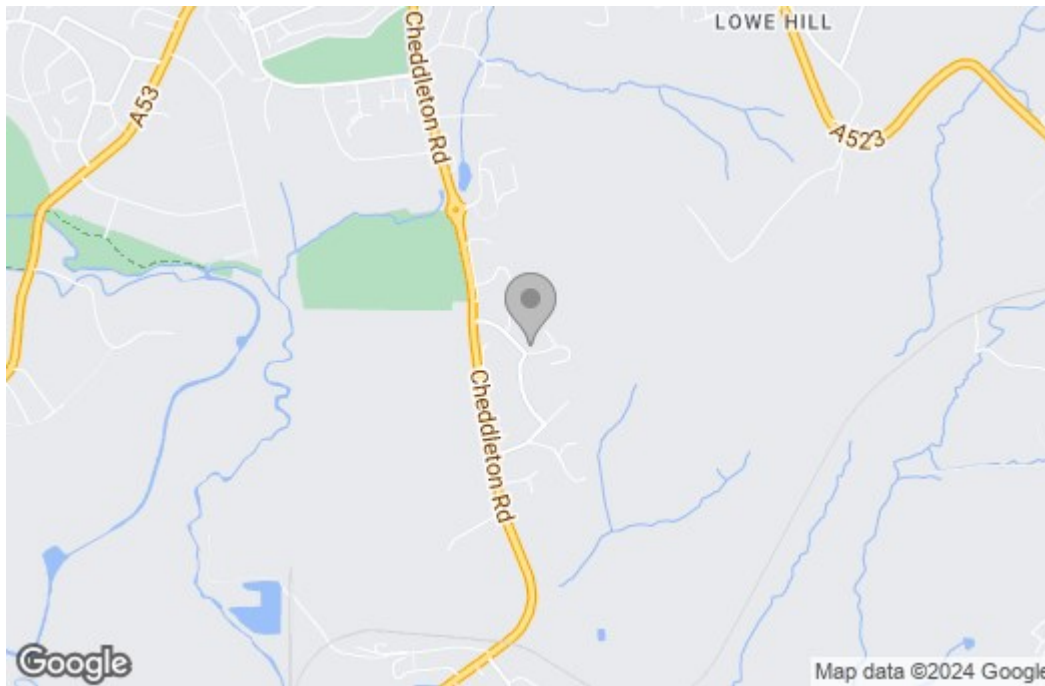
Floor Plan



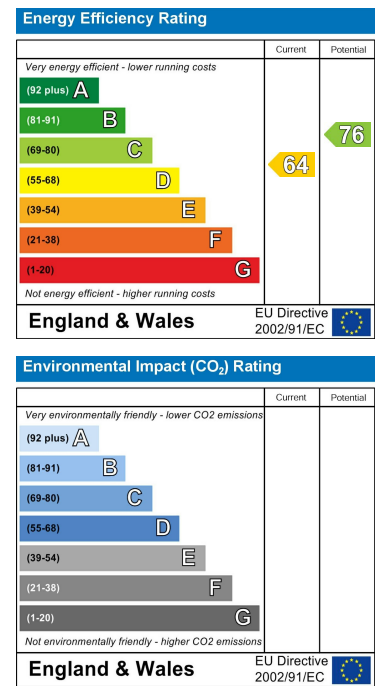
Total floor area 154.4 m² (1,662 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.