



123 Station Road

Leek, ST13 7EE

Price £540,000

!! PREPARE TO BE AMAZED !!



Here at Carters, we are thrilled to welcome to the market this stunning property situated on a substantial plot spanning an impressive 2,744 square feet. Nestled in the charming village of Cheddleton, this stunning detached house, constructed in 2020, offers a perfect blend of modern design and spacious living.

Upon entering, you are greeted by a welcoming and contemporary space, with three well-appointed reception rooms that offer versatile spaces for relaxation and entertainment. The heart of the home features an open-plan kitchen, family, and dining area, ideal for both casual family meals and more formal gatherings. Additionally, a dedicated office space and a utility room enhance the practicality of this exquisite residence. With four generously sized bedrooms, there is generous space for family and guests alike. Two modern shower rooms and a family bathroom provide convenience and comfort for all. For those with a penchant for hobbies or requiring extra storage, the basement is a remarkable feature, offering parking for three vehicles, a plant room, a store room, and a workshop, catering to a variety of needs. To the rear of the property are beautifully landscaped south-facing gardens that provide a serene outdoor retreat. Featuring a stone water fall water feature, Indian stone patio area, vegetable patch, wild meadow flower garden and much more to explore!

This exceptional home in Cheddleton is not just a property; it is a lifestyle choice, combining contemporary living with the tranquillity of its picturesque surroundings. With its impressive features and prime location, this residence is a must-see for anyone seeking a luxurious family home.

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Entrance Hall
Aluminium double glazed entrance door to the front elevation.
Access to the stairs. Built in cloak room. Recessed ceiling downlighters. Tiled flooring with under floor heating.

Kitchen / Dining / Family Area
20'9" x 21' (6.32m x 6.40m)
Aluminium double glazed bifold doors to the rear elevation. UPVC double glazed window to the side elevation.
Fitted shaker style kitchen with a range of wall, base and drawer units. Quartz worksurfaces. Quartz upstands and window sill. Island with Quartz worksurfaces and storage under.
Ceramic sink with boiling water tap. Neff hide and slide built in electric oven. Electric built in electric Neff oven, grill, microwave. Built in electric induction four ring hob. Built in extractor fan. Integrated wine cooler. Integrated dishwasher. Integrated fridge. Built in pantry cupboard. Recessed ceiling downlighters. Feature lighting over the island. Tiled flooring with underfloor heating.

Study
9'2" x 10'6" (2.79m x 3.20m)
Two UPVC double glazed windows to the front and side elevations.
Tiled flooring with underfloor heating. Feature wall panelling. Fitted storage and shelving units.

Utility
9'2" x 7'7" (2.79m x 2.31m)
UPVC double glazed entrance door to the side elevation.
Fitted base units. Quartz worktops. Belfast sink. Integrated freezer. Space for a washing machine. Space for a tumble dryer. Tiled flooring with underfloor heating.

Living Room
12'7" x 21' (3.84m x 6.40m)
UPVC double glazed window to the side elevation. UPVC double glazed french doors to the side elevation.
Electric fire with marble surround. Wall mounted electric fire. Hardwired TV ethernet cable and TV ariel point. Recessed ceiling downlighters. Tiled flooring with underfloor heating.

Bedroom Four
10'9" x 15'2" (3.28m x 4.62m)
Two UPVC double glazed windows to the front and side elevations.
Built in wardrobe. Recessed ceiling downlighters. TV ariel point. Tiled flooring with underfloor heating.

En Suite
10'9" x 6'5" (3.28m x 1.96m)
UPVC double glazed window to the side elevation.
Walk in shower enclosure with wall mounted shower. Vanity basin unit with storage underneath. Recessed w.c. Partially aqua paneled walls and glass tiles. Recessed ceiling downlighters. Extractor fan. Tiled flooring with underfloor heating. Jack and Jill doors to the fourth bedroom.

Stairs and Landing
Solid oak hand rail with glass balustrades. Vaulted ceiling with Velux skylight and feature pendant lighting. Recessed ceiling downlighters. Engineered oak flooring.

Bedroom One
20'10" x 14'7" (6.35m x 4.45m)
UPVC double glazed french doors to the rear elevation with glass balustrade. Two UPVC double glazed windows to the rear elevation with fitted electric blinds. Velux roof light. Bespoke fitted drawer units. LED strip lighting. Radiator. TV ariel point. Engineered oak flooring.

Dressing Room
14'7" x 8'10" (4.45m x 2.69m)
Velux skylight.
Bespoke fitted storage units. Engineered oak flooring.

Family Bathroom
12'2" x 8'4" (3.71m x 2.54m)
Velux roof light.
Four piece bathroom suite comprising of corner bath with handheld shower attachment, shower enclosure with wall mounted shower, his and hers vanity basin units with storage under, recessed w.c. Recessed ceiling downlighters. Feature wall lights. LED strip lights. Two shaving power points. Partially tiled walls. Radiator. Tiled flooring.

Bedroom Two
20'10" x 12'5" (6.35m x 3.78m)
Velux roof light. Floor to ceiling UPVC double glazed window to the front elevation.
Recessed ceiling downlighters. Radiator. TV ariel point. Engineered oak flooring.

En Suite Bathroom
12'6" x 5'8" (3.81m x 1.73m)
Velux roof light.
Four piece suite comprising of; panel jacuzzi bath with hand held shower attachment, shower enclosure with wall mounted shower, vanity basin unit with Laura Ashley cabinet under, recessed w.c. Extractor fan. Chrome radiator. Painted wooden flooring.

Bedroom Three
12'2" x 14'3" (3.71m x 4.34m)
Velux sky light.
Recessed ceiling downlighters and LED strip lighting. Radiator. Engineered oak flooring.

Stairs and Landing
Solid oak handrail with glass balustrade. Tiled flooring.

Garage
Electric up and over garage door.
Space for three vehicles. Power and lighting.

Car Port
Vesibule car port with keyless entry door to basement and stairs leading to the ground floor of the property. Power provision for a vehicle charger.

Plant Room
Room storing the electrics; air source heat pump, communication and water system.

Store Room / Gym
Power and lighting.

Workshop
Power and lighting.

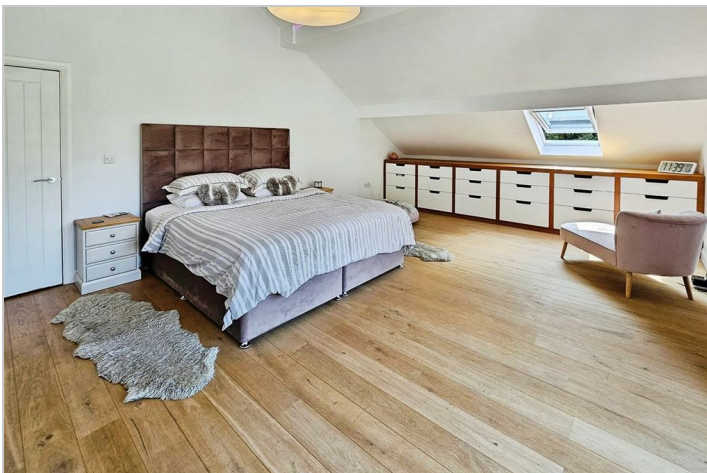
Externally
To the front of the property there is a block paved driveway providing off road parking for up to four vehicles. Sweeping block paved path to the

entrance which is elevated, having a glass balustrade and composite decking. Also to the front is a lawned garden with Cherry and Hazel Trees. Outside tap.
To the side of the property is a wildflower meadow, a vegetable patch and a green house with a UPVC double glazed sliding entrance door.
To the rear of the property is a South facing garden with an Indian stone sleeper flower borders. Stone water fall water feature. Vegetable patch and a selection of flowers, plants and shrubs. Hot tub by separate negotiation. Power sockets. Outside tap. Outdoor lighting.

Additional Information
Freehold.
Council Tax Band E.
22 owned solar panels.
Total Floor Area 255 square meters / 2744 square feet.

Disclaimer
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Tel: 01782 470391



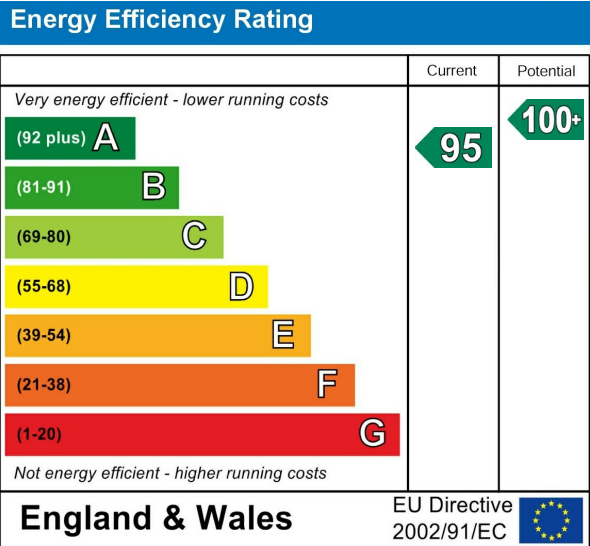
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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