



Willow End, 1 Springfield Drive, Leek, Staffordshire, ST13 6ET

**Price:** Offers in the Region of £485,000

- Four Well Proportioned Bedrooms
- Luxury Modern Family Bathroom
- Master Bedroom with Dressing Room
- Expansive Kitchen Diner
- Separate Laundry Room and Utility
- Flexible and Configurable Layout
- Solar Panels Installed
- Landscaped Outdoor Spaces



Imagine a versatile and spacious home designed to accommodate a variety of living arrangements, perfectly tailored to your needs. This wonderful residence features four well-proportioned bedrooms, with one bedroom that can seamlessly transform to form part of an annex, offering the option for bungalow-style living. 1 Springfield Drive is all that and more. This home's adaptable layout makes it perfect for a wide range of living situations, from growing families to multigenerational households. Whether you need extra space for guests, a home office, or an independent living area, this house can be configured to meet your needs while offering all the comforts of a modern and stylish home.

Extended and improved by the current owners the property features modern amenities, extensive solar panel installation, and beautifully landscaped outdoor spaces, which are accessible from the main principle living areas. To the ground floor an expansive kitchen diner, which has both a separate laundry room and a utility area. The lounge, with French doors out to the decked seating area and cloakroom complete the principal ground floor. A hallway leads to the master bedroom, shower room and dressing room. The master bedroom also having French doors out to a raised decked area, over the landscaped side gardens. On the first floor are the 3 further bedrooms, one having fitted wardrobes, and the luxury modern family bathroom.

Wonderful, landscaped gardens flank either side of the property offering a blend of relaxation, entertainment and practicality in a wonder setting, with most areas accessed from a part of the principal accommodation. There are raised decked areas, patio areas perfect for outside dining, lush maintained lawned areas with stocked borders, and the hedged and fenced boundaries offer privacy. A highlight of the garden is the Pizza Oven and BBQ area with outside sink, for those that love to cook and entertain and with the added bonus of a Summer House. Viewing is highly recommended to appreciate the property on offer.

### Description

#### Reception Hall: 11' 8" x 8' 6" (3.56m x 2.60m)

A welcoming open space having the stairs off to the first floor with an exposed feature stone wall. A full height door and window allow natural light into the hallway creating a light bright area. Column radiator. Mandarin tiled flooring.

#### Lounge: 17' 0" x 15' 2" (5.17m x 4.62m)

A stylish room with bi-fold doors opening to the side garden decked area. Engineered oak flooring complimenting the wood panelled feature media wall which encases an electric fire and recessed space for TV. Column radiator. Window to the rear aspect.

#### Utility / Butlers Pantry: 8' 10" x 8' 11" (2.70m x 2.71m)

A range of base units and shelving with quartz countertops incorporating an inset sink unit with gold mixer tap. Tiled splashback. Open shelved unit with base units. Plumbing for a dishwasher. Tiled flooring. Window to the rear elevation. Radiator. This area has been used as a utility and has plumbing for both a washing machine and dryer.

#### Laundry: 13' 2" x 7' 3" (4.02m x 2.20m)

Built-in cloakroom cupboard. Base drawer unit with inset sink unit with mixer tap. Engineered oak flooring. Plumbing and space for an automatic washing machine and dryer. Radiator. Picture window the front elevation.

#### Cloakroom:

Half height tiled walls with a back to wall W.C, and a narrow wash basin with vanity storage under. Obscure glazed circular window to the side aspect. Ladder radiator. Tiled flooring.

#### Hallway:

A hallway leads to the annex, having marble tiled flooring and fully glazed doors out to the side garden and driveway. Built-in cupboards providing useful extra storage.



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

**Master Bedroom:** 17' 7" x 9' 11" (5.37m x 3.03m)

A room filled with an abundance of natural sunlight from windows to the front and side aspects, and French patio doors out to the raised decked area of the garden. Tall column radiator.

**Dressing Room:** 8' 1" x 9' 7" (2.47m x 2.93m)

A spacious room off the main bedroom currently used as a dressing room, with hanging rails and shelving. This offers the potential a kitchenette within the annex. There is a range of base units incorporating a sink and under counter fridge space, and a window to the rear elevation. An ideal space to customise for your desired use.

**First Floor Landing:**

A great space with an exposed stone feature wall, wooden open banister and ample natural light from the window to the front aspect. Located off the landing is the three further bedrooms and the family bathroom.

**Bedroom Two:** 13' 3" x 12' 1" (4.03m x 3.69m)

A great sized bedroom with deep fitted wardrobes having overhead storage. Radiator. Feature window to the front aspect.

**Bedroom Three:** 10' 10" x 10' 6" (3.29m x 3.21m)

A double sized bedroom having the window to the front aspect with a fitted blind. Radiator.

**Bathroom:**

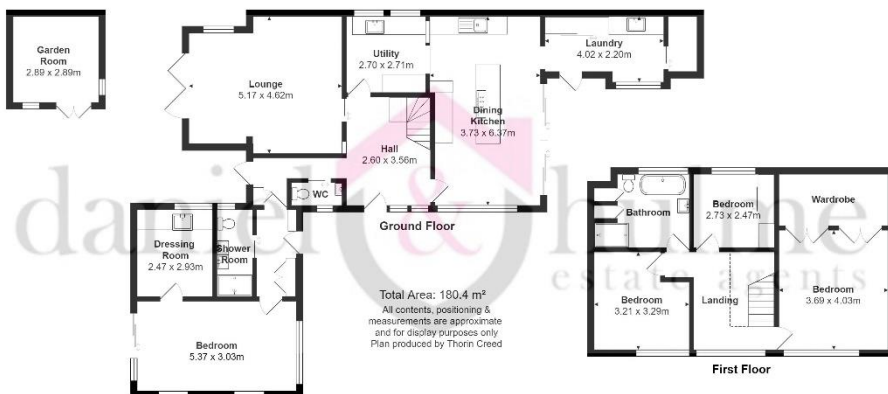
A modern luxury bathroom with a Lusso stone suite with a freestanding bath, wall mounted sink and a low level W.C. A fully tiled walk-in shower with tiled box seat and rainwater shower. All fixtures and fittings are brushed gold to compliment the decor. Tiled flooring. A wood panelled wall having a built-in storage cupboard. Radiator. Obscure glazed window to the rear aspect.

**Bedroom Four:** 8' 11" x 8' 1" (2.73m x 2.47m)

Natural light from the window to the rear aspect with a fitted blind. Currently used as a dressing room with fitted wardrobe with slide doors and built-in shelving, but easily removed to make a further double bedroom. Engineered oak flooring. Radiator.

**Outside:**

The property sits on a large corner plot, with gardens flanking each side, and to the front a driveway that offers ample parking. One of the garden areas has a large lawned area, with an area for garden furniture sited around the pizza oven. There are stocked borders and raised decked areas sitting on Gabion baskets with patio doors out from both the lounge and the master bedroom. There is a Summer House. The other side garden offers an external covered patio area, lawns, stocked borders, and a storage shed. A perfect outdoor space for entertaining and enjoying the peaceful surroundings of this amazing home.



Address: 1 Springfield Drive, LEEK, ST13 6ET  
RRN:

**Energy Rating**

| Most energy efficient - lower running costs | CURRENT | POTENTIAL |
|---|---------|-----------|
| (92 plus) <b>A</b>                          |         |           |
| (81 - 91) <b>B</b>                          |         |           |
| (69 - 80) <b>C</b>                          |         |           |
| (55 - 68) <b>D</b>                          |         |           |
| (39 - 54) <b>E</b>                          |         |           |
| (21 - 38) <b>F</b>                          |         |           |
| (1 - 20) <b>G</b>                           |         |           |
| Not energy efficient - higher running costs |         |           |

Current Rating: **76** (Green arrow pointing to 76)  
Potential Rating: **90** (Green arrow pointing to 90)

England & Wales EU Directive 2002/91/EC

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