



15 Mulberry Way, Leek, Staffordshire, ST13 5TL

Price: Offers in the region of £320,000

- Spacious detached 3 / 4 Bed home
- Sought after location
- Gas central heating and uPVC DG
- Kitchen Diner and Sun Room
- Rear garden with decked area
- Master bedroom with en-suite shower room
- Fitted wardrobes in all bedrooms
- Walking distance to the town centre

Daniel & Hulme are pleased to offer this well-presented detached family home in a sought after area, close to local schools, amenities and within walking distance to the town centre. The heart of the home is the kitchen diner that flows into a light filled Sun Room, perfect for family gatherings and dining. The spacious lounge has double doors that open out into the dining area allowing an open plan feel to the ground floor. The added benefit of a cloakroom and a separate utility completes the ground floor.

The property boasts three bedrooms, all of which have built-in wardrobes, and the master bedroom benefits from an en-suite shower room. The family bathroom having a full suite with a shower over the bath.

This home combine style, space and functionality making it perfect for the growing family. Situated in a quiet cul-de-sac there is a driveway to the front with parking for several cars. The rear garden has a patio area, and astro-turf from the Sun Room. Steps down to the lower garden, which is paved for low maintenance and ideal for garden furniture.

Offered to the market with no upward a viewing is highly recommended to appreciate the property, location and further potential it has to offer.

Description

Entrance Hall:

A welcome into the property with the stairs leading off to the first floor. Useful storage cupboard off. Coved ceiling.

Lounge: 14' 11" x 10' 10" (4.54m x 3.31m)

Oak effect laminate flooring. Coved ceiling. Double doors through to the dining area. Radiator. Window to the front elevation.

Cloakroom:

A low level W. C and wash hand basin. Radiator. Obscure window to the front. Ceramic tiled flooring.

Reception Room (Garage): 17' 8" x 7' 9" (5.39m x 2.37m)

The former garage having a window to the front elevation. Radiator. The room could be counted as additional ancillary accommodation subject to obtaining the necessary Building Regulations.

Kitchen / Diner: 20' 10" x 11' 4" (6.36m x 3.45m)

A wonderful open plan room that flows into the Conservatory. The kitchen area as a full range of wall and base units offering storage and worktops over. Tiled splashbacks. Inset stainless steel sink unit with mixer tap. Integrated oven with gas hob over, and chimney style extractor hood over. Window to the rear elevation. Ceramic tiled flooring. The dining area has ceramic tiled flooring and a feature ceiling light. Double doors lead to the lounge.

Sun Room: 11' 3" x 8' 11" (3.42m x 2.73m)

Glazing to two sides with full height window to the rear and door out to the side elevation. Ceramic tiled flooring with under floor heating.

Utility Room: 9' 2" x 5' 0" (2.8m x 1.53m)

Plumbing for automatic washing machine and space for dryer, with a wall and base unit for storage. An additional cupboard off. Ceramic tiled flooring. Door out to the rear garden.



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.

Description

First Floor Landing:

Airing cupboard off. Radiator. Window to the side elevation. Loft access hatch.

Master Bedroom: 11' 3" x 10' 6" (3.42m x 3.19m)

A wonderful light room with a window to the rear aspect. Double built-in wardrobes. Radiator.

En-Suite Shower Room:

A fully enclosed tiled shower cubicle, low level W.C and pedestal wash hand basin. Ceramic tiled flooring. Extractor fan. Radiator. Obscure glazed window to the side elevation.

Bedroom Two: 11' 1" x 9' 7" (3.39m x 2.91m)

Built-in wardrobes providing ample storage. Radiator. Window to the front elevation.

Bedroom Three: 6' 8" x 6' 9" (2.023m x 2.05m)

Fitted wardrobes. Radiator. Window to the front elevation.

Bathroom:

A fully suite with panelled bath having shower over with screen. Low level W.C and pedestal was hand basin. Full height tiling. Tiled flooring. Radiator. Obscure glazed window to the rear elevation.

Outside:

Tucked away in a quiet cul-de -sac the property has a drive providing off road parking for several cars. There is gated access to the side leading to the rear garden. The rear garden has the back door and door from the sun room that lead to an astro-turfed area, with paved patio ideal for summer nights. Steps leads down to a lower paved area, with fenced boundaries.

