



79 Ashbourne Road, Leek, Staffordshire ST13 5AX

**Price:** Offers in region of £475,000

- House filled with character and charm
- Accommodation ranged over three floors
- Three reception rooms
- Six bedrooms
- Driveway and detached garage
- Gas central heating & uPVC DG
- Garden with stocked borders
- Walking distance to the town centre



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Alveton House - an opportunity to own a home that perfectly combines character, charm, space, and convenience.

This beautifully presented six-bedroom home offers a unique blend of character and modern comfort, ideally situated within walking distance of the vibrant market town centre and yet located close to local schools, and amenities and comes with the added benefit of off road parking and a garage.

The accommodation boasts charm with features such as high ceilings, bay windows, ceiling coving and picture rails which all add to the it's timeless appeal, whilst also having modern comforts such as gas central heating and uPVC sash windows.

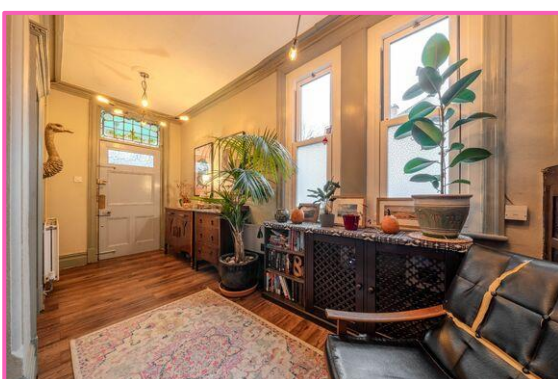
The generous accommodation ranged over three floors offers two reception rooms, a well-appointed kitchen, a utility room, and a cloakroom. Three bedrooms and the family bathroom are on the first floor, with the remaining three bedrooms and a shower room on the top floor proving ample space for a growing family, guests or opportunities to configure to suit many lifestyles.

Alveton House occupies a great corner plot, having a walled forecourt garden with secure gated access from the side to the rear garden. The rear offers a walled garden with privacy and yet low maintenance. A timber-built Garden Room ideal for outdoor entertaining, with a unique painted mural backdrop provides space for dining outside, or just chilling with a book. There is a plenty of space for children's play equipment, or a BBQ area. There is a gate that leads to the driveway and garage for extra convenience.



#### Entrance Porch:

Wonderful double door with stained glass welcome you into the property. Tiled flooring. Ceiling light. Doors into the main reception hall.



#### Reception Hall:

A spacious and light area with sash windows to the side aspect. Coved ceiling. Wood effect laminate flooring. Stairs leading off to the first floor, with a useful understairs cupboard.

## First Floor



Dining Room: 17'0" x 12'10"

A feature fireplace with tiled recess and hearth and a wooden surround. Coved ceiling and picture rail. Radiator. Exposed wooden flooring. Box bay with sash windows to the front aspect.



Lounge: 15'11" x 14'5"

A feature fireplace with multifuel stove sitting on a tiled hearth with wooden surround. Coved ceiling. Picture rail. Wall lights. Sash windows to the side elevations. Wood effect laminate flooring.



Breakfast Kitchen: 15'11" x 12'5"

A full range of fitted wall and base units providing ample storage and work surfaces. An inset ceramic sink with mixer tap. Range style cooker with extractor hood over. Integrated fridge. Plumbing for a dishwasher. Coved ceiling. Recessed ceiling spotlights. Tiled flooring. Ample space for a dining table. Sash window to the rear elevation.



Utility Room: 8'0" x 7'2"

Wall and base units incorporating a sink and having plumbing for an automatic washing machine, and under counter space for a tumble dryer. Tiled walls. Tiled flooring. Radiator. Window to the side aspect, and door leading to the rear garden.



Cloakroom:

Low level W.C and vanity wash hand basin. Cupboard housing the combination boiler. Tiled flooring. Window to the side elevation.



## Second Floor



**First Floor Landing:**  
A wonderful staircase which leads off to the second floor, providing access to:



**Bedroom One: 16'2" x 14'6"**  
A light and airy room with coved ceiling and three sash windows to the side aspect. Laminate wood effect flooring. A feature fireplace with electric coal effect stove. Radiator.



**Bedroom Two: 17'0" x 13'2"**  
Coved ceiling and picture rail. Fitted carpet. Radiator. Sash bay window to the front elevation.



**Bedroom Three: 16'8" x 12'2"**  
Coved ceiling and picture rail. Laminate flooring. Radiator. Window to the rear elevation.



**Bathroom: 16'1" x 6'3"**  
A wonderful luxury bathroom having both a bath and enclosed shower cubicle. A white suite comprising of a freestanding slipper bath with mixer taps, a pedestal wash hand basin and a low level W.C. There is a separate enclosed double shower cubicle. Full height tiled walls with lights. Heated towel radiators. Laminate floor covering. Sash windows to the front and side elevations.

### Third Floor



#### Second Floor Landing:

A wonderful space that could be utilised for a desk / office space. Loft access hatch. Sash window to the side aspect.



#### Bedroom Four: 17'3" x 12'5"

A feature cast iron fireplace is the focal point of the room, along with exposed ceiling beams. Fitted carpet. Radiator. Window to the front elevation.



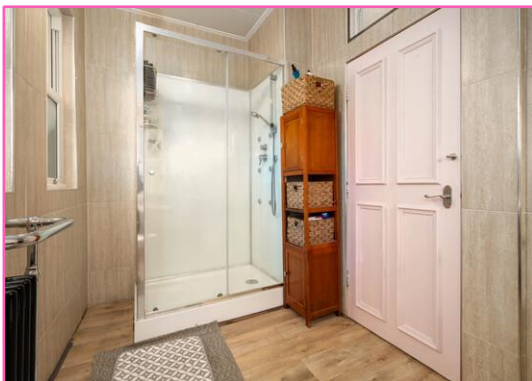
#### Bedroom Five: 12'10" x 12'7"

A double sized bedroom with a window to the rear elevation. Fitted carpet. Radiator.



#### Bedroom Six: 12'5" x 7'1"

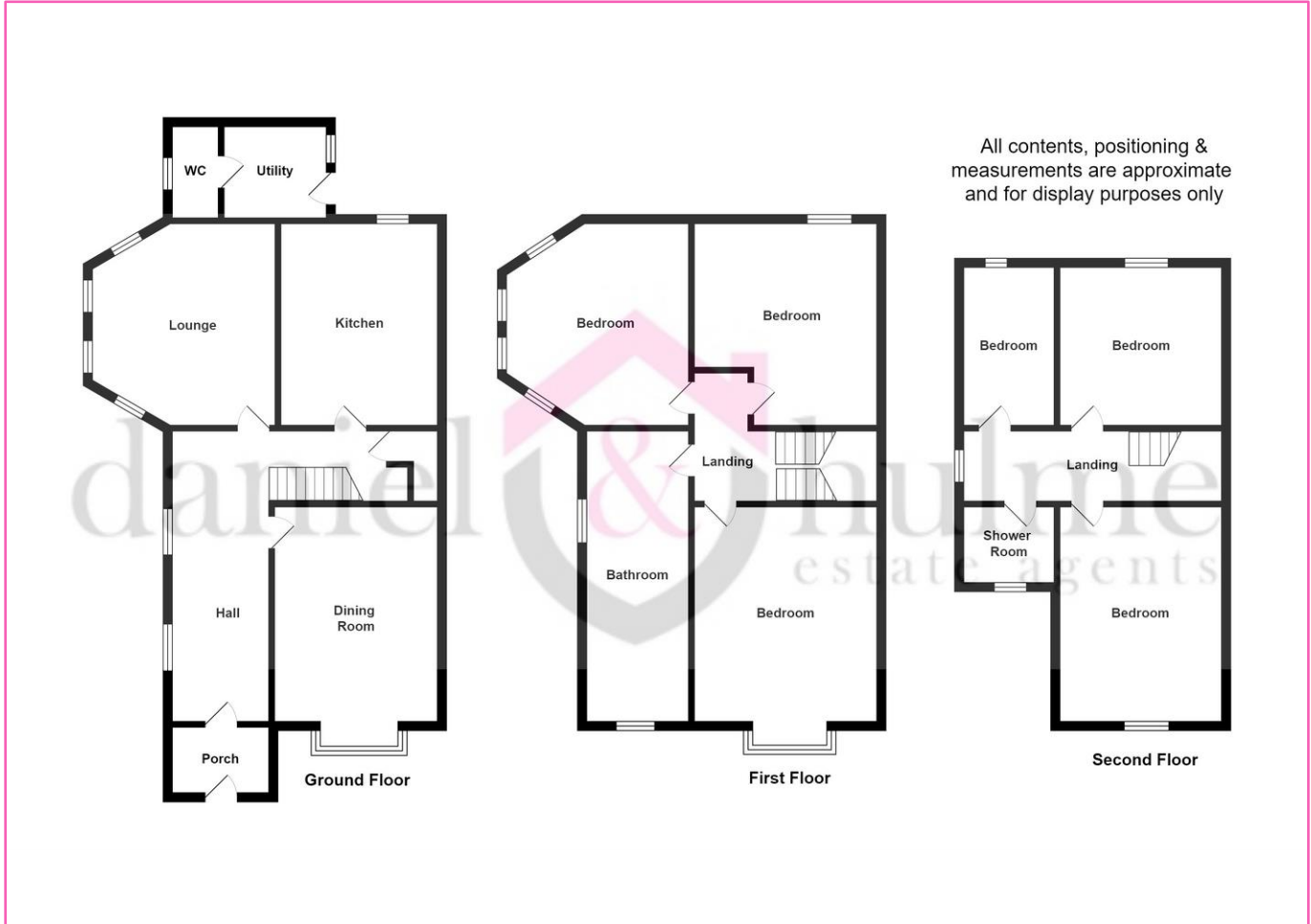
Currently used as a dressing room with fitted wardrobes and shelving. Radiator. Window to the rear aspect.



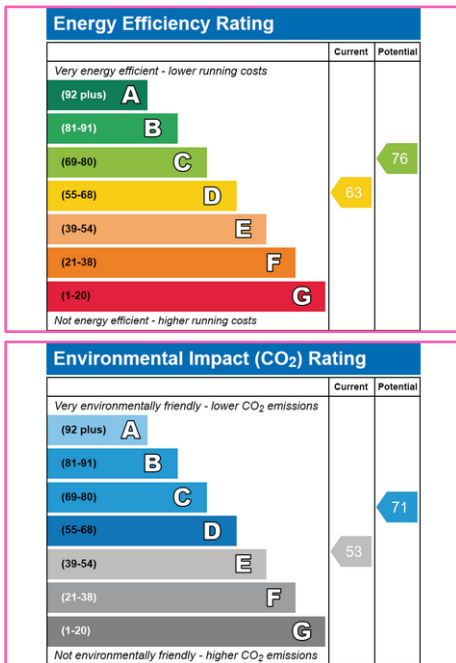
#### Shower Room: 6'10" x 5'11"

A white suite comprising of a corner enclosed shower, low level W.C and pedestal wash hand basin. Wood panelled walls. Tiled flooring. Radiator. Velux skylight.

Floor Plan



EPC



Notes

Council Tax: Band D

Drive / Garage:

A driveway to the rear of the property leads to a single garage, with up and over door having light and power.

The garage roof holds the solar panels, with the battery situated in the hallway of the property.

The property uses the power stored, and excess is sold back to the grid. (Further details on request).

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