



45 Willow Drive, Leek, Staffordshire ST13 7FD

Price: Offers in region of £235,000

- Spacious well presented town house
- Sought after location on St Edwards Park
- Modern kitchen with integrated appliances
- Three double bedrooms
- Master bedroom with en-suite
- Set within 140 acres of parkland
- Close to local amenities / schools
- No upward chain

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Nestled within the sought-after St. Edwards Park development, this charming three-bedroom townhouse seamlessly blends elegance with modern comfort. With high ceilings, classic sash windows, and beautifully proportioned rooms, the property is filled with natural light and offers a wonderful sense of space.

The grand living area is a real highlight, providing a warm and inviting space with elegant décor that enhances the character and charm of the room. The generously sized living space throughout make this an ideal home for families, professionals, or anyone looking for a place with both style and substance. The well-presented kitchen diner creates a perfect setting for entertaining, while the spacious bedrooms offer a peaceful retreat, and the master bedroom benefitting from an en-suite.

Set within beautifully landscaped communal gardens, the property enjoys a tranquil setting, and benefits from allocated parking adding to its convenience. The St. Edwards Park development is known for its well-maintained surroundings and offers a wonderful balance of countryside charm and accessibility to local amenities.

A home is perfect for those seeking a blend of period character and modern convenience in a desirable location. With its impressive proportions, stunning outlook, and stylish presentation, this is a rare opportunity not to be missed.

Coming to the market with no upward chain - arrange a viewing today!



Reception Hall:

Stairs off to the first floor. Electric panel heater. Laminate wood flooring. Storage cupboard off.



Cloakroom:

A white suite with low level W.C. Wash hand basin with tiled splashback. Extractor fan. Laminate wood flooring. Electric panel heater.

**Kitchen Diner: 16'1" x 11'7"**

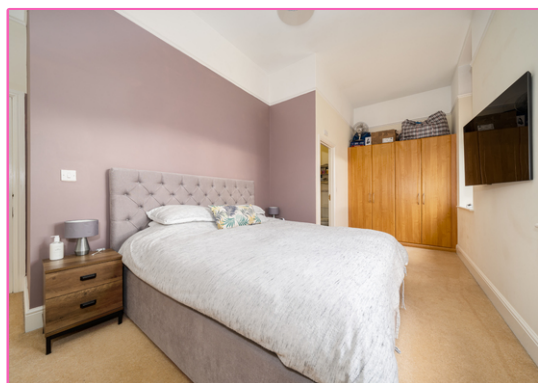
A dual aspect room with a sash windows to both the rear and front aspects, fitted with roman blinds. A full range of modern wall and base units incorporating a stainless steel sink with mixer tap and wooden block work surfaces, and having tiled splashbacks. Integrated oven, hob with extractor hood over. There is a built-in fridge / freezer and washing machine. Laminate wooden flooring. Electric panel heaters. Double doors through to the Lounge.

**Lounge: 22'8" x 20'6"**

An elegant and impressive lounge with high ceilings and four picture bay sash windows overlooking the communal gardens, allowing the room to be flooded with natural daylight. Ceiling and wall lights. Two electric panel wall heaters. Double doors through to the Kitchen Diner.

**First Floor Landing:**

Sash window to the front elevation. Electric panel heater.

**Bedroom One: 19'0" x 9'6"**

A wonderful spacious room with two sash windows to the rear overlooking the gardens. Two double built-in wardrobes with shelving and hanging space. Electric panel heater.

**En-Suite: 6'11" x 5'9"**

A spacious en-suite with a corner enclosed shower cubicle with electric shower, and full height tiled walls. Pedestal wash hand basin and low level W.C. with half height tiled walls. Laminate tiled effect flooring. Shaver socket. Extractor fan. Electrical panel wall heater.



Bedroom Two: 12'11" x 9'7"

A good sized room with two sash windows to the rear with fitted blinds. Electric wall panel heater. Fitted carpet.



Bedroom Three: 9'6" x 9'4"

Sash windows to the front elevation. Electric panel heater. Fitted carpet.



Bathroom:

A family bathroom with a white suite comprising of panelled bath with mixer taps, shower attachment over with rail and curtain. Pedestal wash hand basin and low level W.C. Tiled walls. Vinyl floor covering. Shaver socket. Electric wall panel heater.



Outside:

Willow Drive is situated on the St. Edward's Park - a picturesque residential development set within the historic grounds of the former St. Edward's Hospital. The parkland has much of its original character, with mature trees, landscaped gardens, and open green spaces that create a tranquil, countryside feel. The communal areas have well maintained lawns and pathways.

Parking:

The property has a designated parking space.