



## 7b Millstone Edge, Cheddleton, Leek, ST13 7DJ

Offers Over £350,000

- Detached bungalow
- Contemporary Bathroom
- Quiet cul-de-sac location
- 4 bedrooms
- Shower room and utility
- 2 reception rooms
- Parking for up to 8 cars



# 7b Millstone Edge, Leek ST13 7DJ

Located in Millstone Edge, Cheddleton, this delightful detached bungalow offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed bathrooms, including a bathroom and a shower room, ensure that morning routines are a breeze.

As you enter, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining. The dual aspect dining room is particularly noteworthy, allowing natural light to flood the space, creating a warm and inviting atmosphere for family meals or gatherings with friends.

The well-equipped kitchen, complemented by a utility room, offers practicality and ease for everyday living. Whether you are a culinary enthusiast or simply enjoy the convenience of modern amenities, this kitchen is sure to meet your needs.



Council Tax Band: D



### **Porch**

2'11" x 2'7"

Wood double glazed door to the frontage, tiled floor.

### **Hall**

13'5" x 2'11"

Wood glazed door to the frontage, loft hatch, storage cupboard with water tank, radiator.

### **Sitting Room**

14'9" x 12'9"

UPVC double glazed bay window to the frontage, radiator, log burner, tiled hearth, stone mantel.

### **Bedroom One**

11'4" x 9'10"

UPVC double glazed window to the rear, radiator, inset ceiling spotlights, access to bedroom two / dressing room.

### **Bedroom Two / Dressing Room**

15'11" x 7'6"

2x UPVC double glazed windows to the frontage, inset ceiling spotlights, radiator.

### **Bedroom Three**

9'11" x 8'2"

UPVC double glazed window to the frontage, radiator, inset ceiling spotlights, access to bedroom two / dressing room.

### **Bedroom Four**

12'7" x 8'2"

UPVC double glazed window to the rear, inset ceiling spotlights, radiator.

### **Bathroom**

8'2" x 6'8"

Max measurement

UPVC double glazed window to the rear, panel bath, chrome taps, electric Triton shower over, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, black ladder radiator.

### **Kitchen**

11'3" x 6'8"

UPVC double glazed window to the rear, units to the base and eye level, composite sink and a half with drainer, black mixer tap, Neff gas hob, Hotpoint electric fan assisted oven and separate grill, integral fridge freezer, tiled floor, inset ceiling spotlights.

### **Rear Hall**

9'8" x 7'0"

Max measurement

Wood glazed door to the porch, loft hatch.

### **Rear Porch**

2'9" x 2'5"

UPVC double glazed door to the rear, tiled floor.



### Utility Room

9'8" x 6'10"

UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble dryer, space for under counter fridge, radiator, wall mounted gas fired Worcester boiler.

### Shower Room

6'1" x 5'2"

UPVC double glazed window to the side aspect, shower enclosure, electric Mira shower, pedestal wash hand basin, brass taps, low level WC, fully tiled, radiator.

### Dining Room

15'5" x 13'1"

UPVC double glazed bay window to the frontage, UPVC double glazed French doors with sidelight windows to the side aspect, radiator, electric fire, marble effect hearth, wood mantel.

### Loft

Boarded, light, pull-down-ladder.

### Externally

To the frontage, shared driveway, blocked paved, suitable for up to 8 vehicles, hedge boundary, timber shed, gated access to the rear from both sides.

To the rear, paved patio, area laid to lawn, fence boundary, mature trees, cold water tap, power sockets, security lighting.



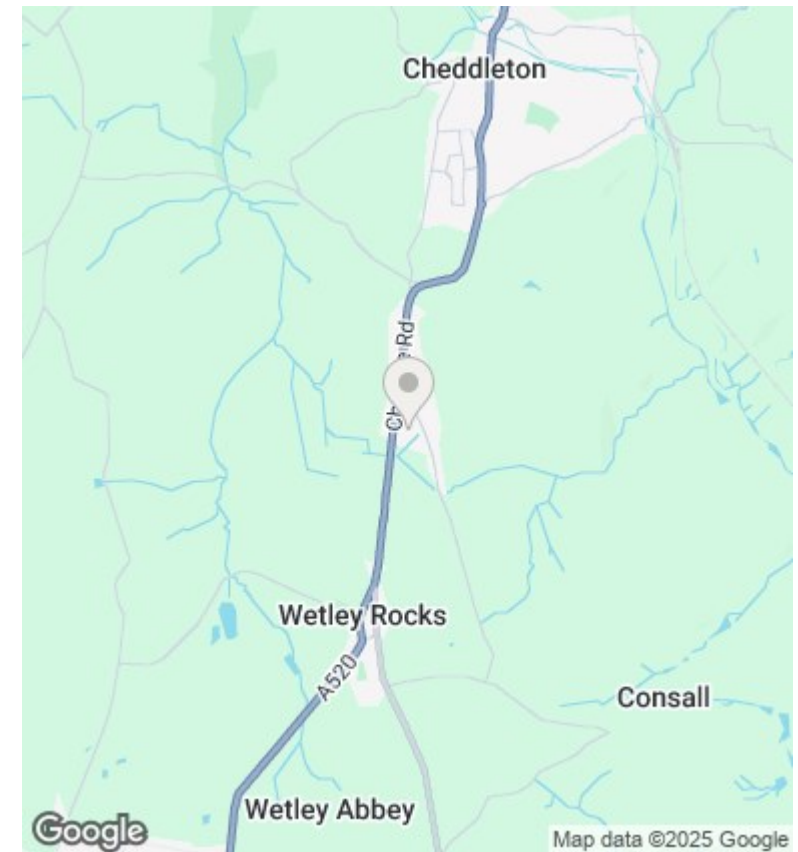




## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</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		
England & Wales	EU Directive 2002/91/EC	