



## 15 Vale View, Cheddleton, Leek, Staffordshire, ST13 7LL

Offers Over £440,000

- Detached property
- 4 bedrooms
- Driveway for up to four vehicles
- Large plot
- En-suite to the principal bedroom
- Far reaching views
- 3 storeys
- Conservatory
- Cul-de-sac location



# 15 Vale View, Leek ST13 7LL

Nestled in the charming area of Vale View, Cheddleton, this impressive detached three-storey house offers a perfect blend of space, comfort, and stunning scenery. With its generous plot, the property boasts ample outdoor space, ideal for families or those who enjoy gardening and entertaining.

As you approach the house, you will be greeted by a spacious double garage, providing convenient parking and additional storage options. The interior of the home is designed to maximise both light and space, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the delightful conservatory, which serves as a tranquil retreat, allowing you to bask in the natural light while enjoying the far-reaching views of the surrounding countryside. This space is perfect for relaxation or as a vibrant area for family gatherings.



Council Tax Band: E



## Ground Floor

### Hall

6'9" x 4'8"

Wood double glazed door to the frontage, side light windows, stairs to the first floor, radiator.

### WC

6'7" x 3'4"

Low level WC, pedestal wash hand basin, chrome mixer tap, radiator, extractor fan.

### Double Garage

17'3" x 17'1"

Two metal up-and-over doors, power and light, storage cupboard.

## First Floor

### Landing

13'2" x 2'10"

UPVC double glazed window to the side aspect, radiator, stairs to the second floor.

### Sitting Room

17'2" x 14'2"

Max measurement

Two UPVC double glazed French doors to the frontage, Juliet, balconies, gas fire, marble effect surround and hearth, wood mantel, radiator.

### Study

9'6" x 7'11"

UPVC double glazed window to the frontage, radiator.

## Dining Room

10'7" x 8'9"

UPVC double glazed French doors to the rear, radiator.

## Conservatory

9'10" x 9'10"

UPVC double glazed construction, polycarbonate roof, French doors to the side aspect, tiled floor.

## Kitchen

14'11" x 10'7"

Wood double glazed door to the rear, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, Logik four ring gas hob, Becko electric fan assisted oven, Becko grill, stainless steel sink and half with drainer, chrome mixer tap, extractor hood, integral fridge, freezer, space and plumbing for a washing machine, space for a tumble dryer, wall mounted gas fired Ideal boiler, inset ceiling spotlights, radiator, tiled floor.

## Second Floor

### Landing

UPVC double glazed window to the side aspect, radiator, storage cupboard, airing cupboard housing a Megaflo tank.

### Bedroom One

11'6" x 11'5"

UPVC double glazed window to the frontage, radiator, built in wardrobe.

### En-suite

9'1" x 5'6"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap,



shower over, pedestal wash and basin, chrome mixer tap, low level WC, radiator, extractor fan.

### **Bedroom Two**

12'9" x 10'10"

Max measurement

UPVC double glazed window to the rear, radiator.

### **Bedroom Three**

12'7" x 8'3"

Max measurement

UPVC double glazed window to the frontage, radiator.

### **Bedroom Four**

10'10" x 7'9"

UPVC double glazed window to the rear, radiator.

### **Bathroom**

10'10" x 5'4"

Max measurement

UPVC double glazed window to the rear, panel bath, chrome mixer tap, shower over, pedestal wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan,

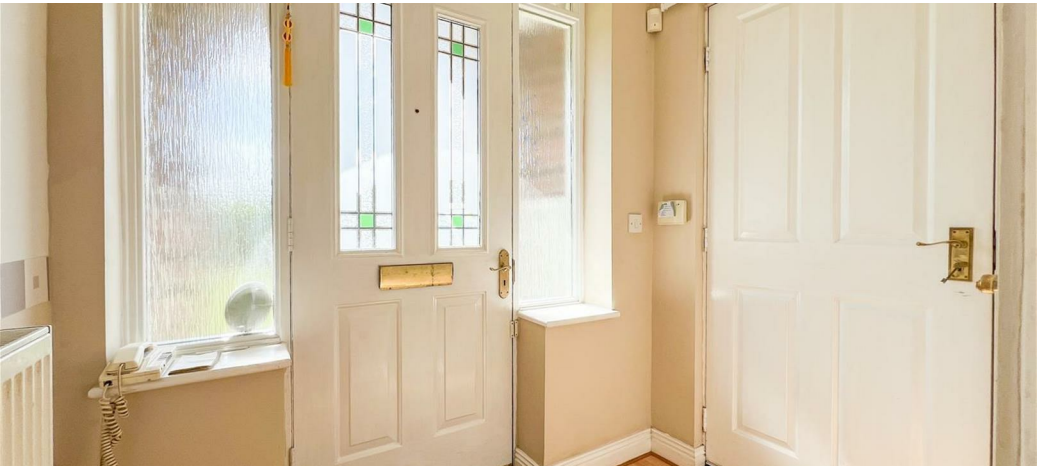
### **Externally**

To the frontage, tarmacadam driveway, suitable for four vehicles.

To the rear, paved patio, gravelled area, large lawned area, mature trees and shrubs, well stock borders, fence and hedge boundary, far reaching views.



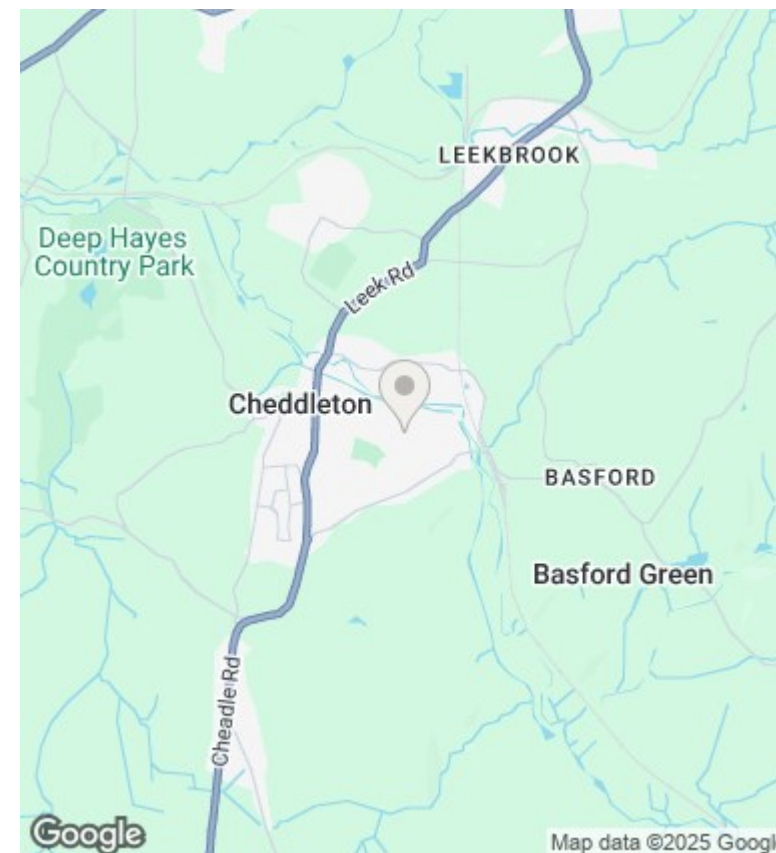








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 81                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      |                         |
| (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 |