



2 Willow Drive, Cheddleton, Staffordshire, ST13 7FF

Offers In Excess Of £275,000

- Spacious four bedroom family home
- Located on the popular St Edwards Park Development
- Tastefully modernised throughout
- New kitchen and bathrooms
- Sizeable accommodation over three floors
- A viewing is highly recommended

2 Willow Drive, ST13 7FF

Nestled in the highly sought-after St Edwards Park development, this charming four-bedroom end terrace home on Willow Drive offers a delightful blend of modern living and classic appeal. The property is well presented throughout, showcasing a versatile layout that caters to a variety of lifestyles.

As you enter, you are greeted by an inviting reception rooms, perfect for both relaxation and entertaining. The ground floor features a spacious living room, a convenient WC, and a study that can easily serve as a fourth bedroom, providing flexibility for families or those who work from home.

The heart of the home is the contemporary kitchen, which flows seamlessly into a dining area, creating an ideal space for family meals and gatherings, along with a sitting room which could be utilised as bedroom three. The second floor boasts two generously sized bedrooms, including an ensuite shower room, ensuring comfort and privacy. A well-appointed family bathroom completes this level, catering to the needs of the household.



Council Tax Band: C



Entrance Hall

Composite door to the front elevation, radiator, staircase to the first floor, cornicing. - Size : -

Bedroom Four / Office

8'4" x 6'11"

UPVC double glazed window to the front elevation, radiator, cornicing. - Size : - 8' 4" x 6' 11" (2.53m x 2.1m)

Utility Room / WC

Radiator, low level WC, units to the base, plumbing for a washing machine, wash hand basin. - Size : -

Living Room

14'8" x 11'11"

UPVC double glazed patio doors and window to the rear elevation, radiator, feature fireplace, marble hearth, wooden mantel, cornicing. - Size : - 14' 8" x 11' 11" (4.47m x 3.62m)

First Floor

- Size : -

Landing

Staircase to the first floor, cornicing. - Size : -

Cloakroom

UPVC double glazed window to the front elevation, radiator, low level WC. - Size : -

Kitchen / Dining Room

14'8" x 13'9"

Two UPVC double glazed windows to the rear elevation, radiator, units to the base and eye level, breakfast bar, four ring electric hob, extractor fan, electric oven, integral fridge / freezer, integral dishwasher, ceramic sink with drainer, chrome mixer tap. - Size : - 14' 8" x 13' 9" (4.46m x 4.19m)

Bedroom Three / Sitting Room

10'7" x 8'1"

UPVC double glazed window to the front elevation, radiator. - Size : - 10' 7" x 8' 1" (3.23m x 2.47m)

Second Floor

- Size : -

Bedroom One

11'1" x 10'5"

Two UPVC double glazed window to the rear elevation, radiator, storage cupboard. - Size : - 11' 1" x 10' 5" (3.38m x 3.18m)

Ensuite

Shower cubicle, low level WC, vanity wash hand basin, radiator. - Size : -

Bedroom Two

12'8" x 7'5"

Two UPVC double glazed windows to the front elevation, radiator, storage cupboard. - Size : - 12' 8" x 7' 5" (3.86m x 2.26m)

Bathroom

Panelled bath, low level WC, vanity wash hand basin, radiator. - Size : -

Externally

To the front, flagged path having front border, To the rear, tarmacadam driveway. - Size : -

Gardens

Enclosed gardens laid to lawns having flagged path leading to pedestrian gated access to garage and driveway, fence and walled boundaries, cold water tap, courtesy lighting. - Size : -

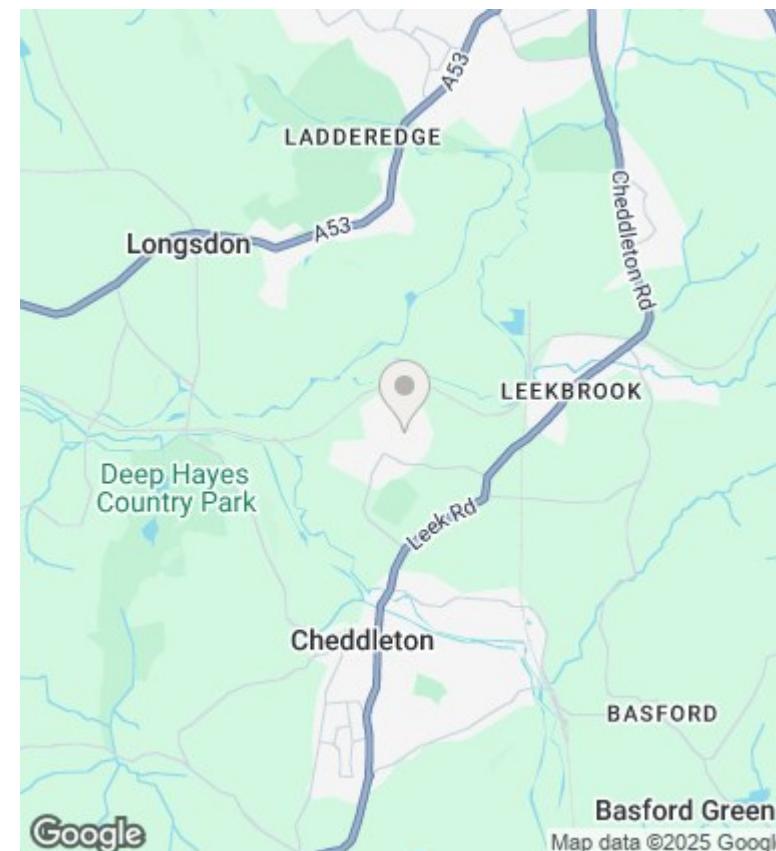
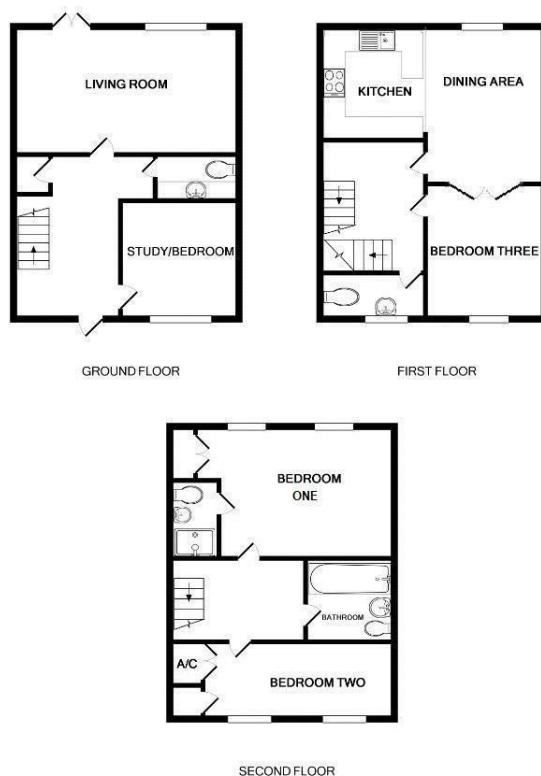
Garage

18'4" x 8'8"

Having up and over door, concrete floor. - Size : - 18' 4" x 8' 8" (5.60m x 2.64m)







Directions

From our Derby Street, Leek, offices proceed along Haywood Street. At the traffic lights turn left onto the A520 Cheddleton Road. Follow this road passing through Leekbrook and after passing over the railway bridge take the next turning right into East Drive. Follow the drive taking the first turning right and then first left into Willow Drive where the property is immediately situated on the right hand side identifiable by a Whittaker & Biggs

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		