



Meadow Avenue, Wetley Rocks, ST9 0BD.  
Offers in Excess of £268,000

Whittaker <sup>Est. 1930</sup>  
& Biggs

## Meadow Avenue, Wetley Rocks, ST9 0BD.

This three bedroom detached family home is nestled within a cul de sac location, in the popular village of Wetley Rocks. Located on an impressive plot, the property has a driveway to the frontage and a substantial rear garden, laid to lawn, patio and providing excellent views.

The property has a sun room located to the front aspect, ideal for enjoying those beautiful views. Within the hallway is a light and airy space, with useful cloakroom off. The 17ft living room has dual aspect windows, creating a light and airy space and feature fireplace.

An 18ft dining kitchen has a good range of units fitted to the base and eye level, integral dishwasher, electric oven, ceramic hob and ample room for a dining table, chairs and free standing fridge/freezer. The inner hallway has dual aspect doors, providing both front and rear external access. Located off the inner hallway is the integral garage, with electric up and over door, power and light.

To the first floor is an excellent landing, again providing views towards the countryside. The 17ft master bedroom has ample room to incorporate an ensuite bathroom, or walk in wardrobe. Bedroom two and three are also well proportioned rooms, with the shower room having walk in enclosure, vanity unit and WC.

The property is warmed by wifi/app operated electric radiators, which are ideal from those who want remote operation and efficiency. The property is Upvc double glazed and a viewing is highly recommended to appreciate this homes position, spacious accommodation, plot size and views.

### Situation

The village of Wetley Rocks sits just on the outskirts of Leek and Cheddleton, within good commuting distance to The Potteries and the Motorway Network. St. John's Primary School is a short walk away which benefits from an excellent report.



**Sun Room** 19' 9" x 5' 10" (6.01m x 1.78m)

UPVC double glazed window to the front and side elevation, UPVC double glazed door to the side elevation, power and light connected.

**Entrance Hallway**

Wood door with feature lead glazed window, glazed window to the front elevation, electric radiator, understairs storage cupboard, staircase to the first floor.

**Cloakroom**

Window to the front elevation, WC with push flush.

**Wash Room**

Glazed window to the front elevation, pedestal wash hand basin.

**Living Room** 17' 7" x 11' 4" (5.36m x 3.45m)

UPVC double glazed window to the front and rear elevation, electric radiator, feature ornamental stone fireplace with stone hearth and wood mantle.

**Dining Kitchen** 18' 4" x 11' 9" (5.59m x 3.58m) max measurements

Range of fitted units to the base and eye level, plumbing for washing machine, ceramic touch hob, electric oven, extractor fan, stainless steel sink unit with chrome mixer tap, and drainer, Neff integral dishwasher, electric radiator, space for freestanding fridge/freezer, two UPVC double glazed windows to the rear elevation, space for dining room table and chairs, tiled splashbacks,.

**Pantry**

Window to the front elevation and lighting.

**Inner Hallway**

UPVC double glazed door to the front and rear elevation, sliding door to the Garage.

**Integral Garage** 16' 11" x 9' 0" (5.16m x 2.74m)

UPVC double glazed window to the rear elevation, electric up and over door, power and light connected.

**First Floor**

**Landing**

Loft access, UPVC double glazed window to the front elevation, cupboard housing immersion heated tank.

**Bedroom One** 17' 8" x 11' 4" (5.39m x 3.45m)

UPVC double glazed window to the front and rear elevation, electric radiator.

**Bedroom Two** 11' 11" x 8' 4" (3.62m x 2.55m)

UPVC double glazed window to the rear elevation, electric radiator.

**Bedroom Three** 9' 9" x 7' 3" (2.96m x 2.22m)

UPVC double glazed window to the rear elevation, electric radiator.

**Shower Room**

Walk in shower enclosure with integral chrome fitment, vanity wash hand basin with storage beneath, lower level WC, heated ladder radiator, , UPVC double glazed window to the front elevation, partly tiled, shaver point, electric heater.

**Outside**

Externally to the front is paved driveway with access to the garage, area laid to lawn with fenced and walled boundaries.

**Rear Garden**

Tiered garden with concrete base, outside water tap, patio area, steps to the top tier with plants and shrubs, fenced boundary.

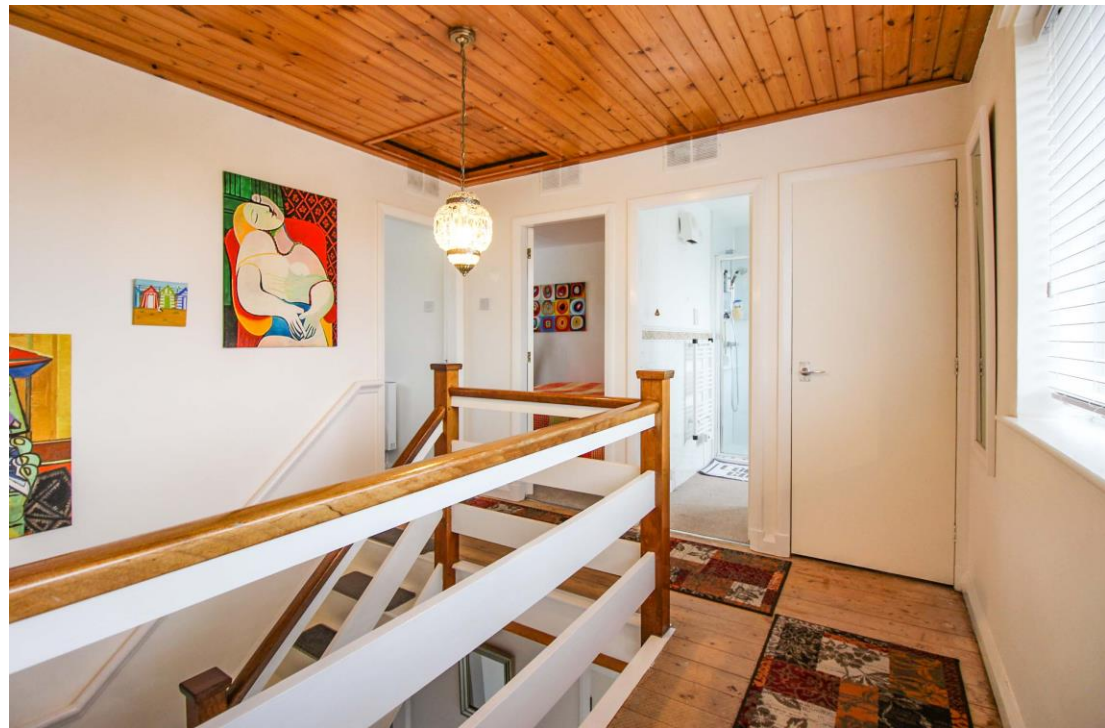


Note:  
Council Tax Band: D

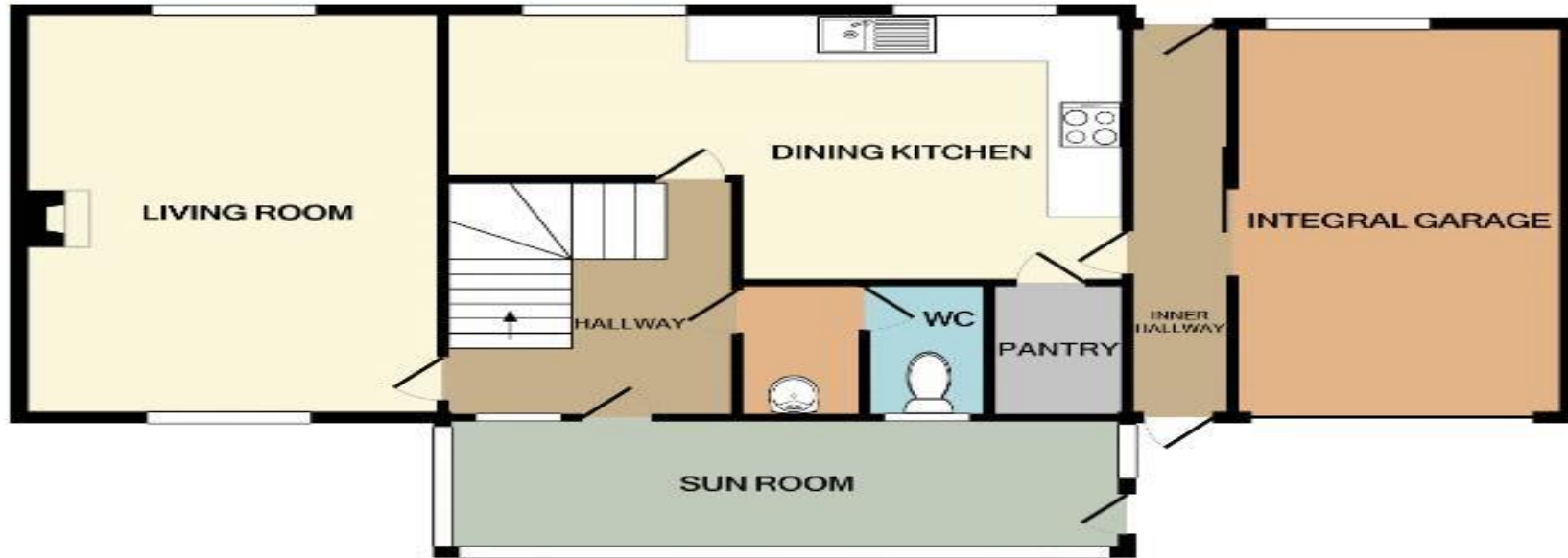
EPC Rating: E

Tenure: believed to be Freehold

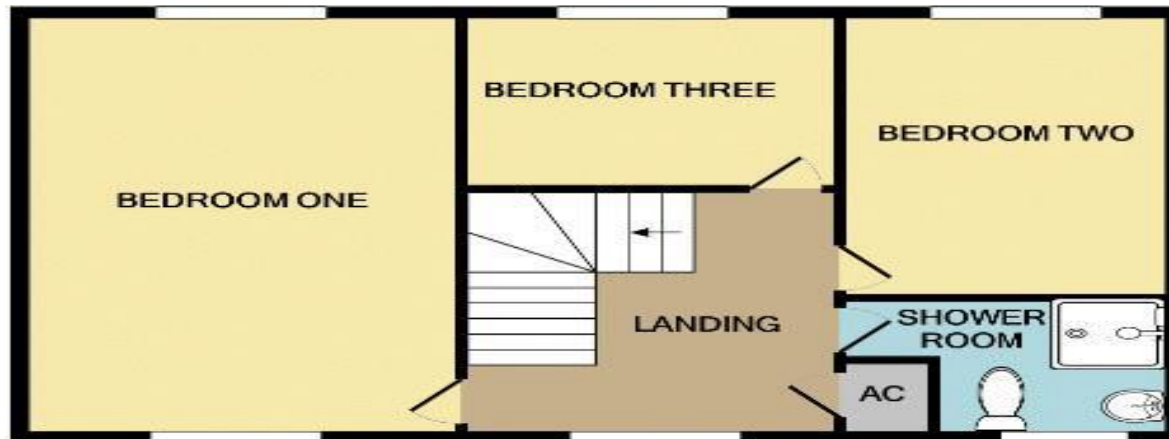








GROUND FLOOR



1ST FLOOR



## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road passing through the villages of Leekbrook and Cheddleton, upon reaching Wetley Rocks take the second left into Plough Bank then first right into Meadow Avenue, where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

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