



Birch Rise, Woodland Close, Leek, ST13 5SG.
Offers in the Region Of £565,000

Whittaker Est. 1930
& Biggs

Woodland Close, Leek, ST13 5SG

A unique opportunity to purchase this impressive high specification four double bedroom detached family home which is nestled within a quiet cul de sac location on a substantial plot and within the desirable location of Birchall. The property boasts spacious accommodation throughout, having 30ft open plan kitchen/dining/sitting room, integral double garage, impressive 23ft living room, useful study, conservatory to the rear, spacious 19ft bedroom one with fitted wardrobes, ensuite bathroom and a private garden to the rear.

You're welcomed into the property via the hallway, laid to herringbone karndean flooring. A study room is located off, again laid with matching Karndean flooring. The open plan kitchen/dining/sitting area has a fitted high gloss contemporary kitchen, integrated appliances which includes dishwasher, double oven and induction hob. The breakfast bar allows for ample dining space, with further room for a table and chairs, living furniture and bi-fold doors onto the garden.

Located off the kitchen is the utility, WC and access to the double garage, having power and light connected.

The living room is laid to parquet flooring, having feature gas fire set within a granite style, hearth, mantle surround and patio doors to the Uprvc double glazed conservatory.

To the first floor the spacious landing provides room for a further study area if so desired. Bedroom one has a vast array of fitted wardrobe space for his and hers clothing, contemporary ensuite, with Jacuzzi style bath, shower enclosure, vanity unit and low level WC.

The bathroom is also equipped with a panel bath and shower cubicle and services the further three bedrooms.

Externally to the frontage is a block paved driveway, providing a good degree of off street parking, access to the garage, lawn area and access to either side of the property. Located to one side is a garden store, having power and light connected. The rear garden has an upper tier laid to patio with pergola, cast iron railings and the lower tier has an area laid to lawn with hedged boundaries.

A viewing is highly recommended to appreciate this unique opportunity, highly desirable location, spacious plot, high specification, privacy and generous accommodation.

Situation

The property is situated just on the outskirts of the delightful market town of Leek but close to Leek Golf Club, country walks and Alton Towers and within easy commuting distance to the Staffordshire, Cheshire and Derbyshire borders. This is a good family home being within the catchment for a wide range of schools.



Entrance Hallway

Karndean herringbone floor, radiator, composite double glazed door to the front elevation, staircase to the first floor.

Study 10' 3" x 7' 0" (3.12m x 2.14m)

Karndean herringbone floor, UPVC double glazed window to the front elevation, radiator.

Living Room 23' 4" x 12' 10" (7.12m x 3.90m)

Parquet flooring, UPVC double glazed window to the front elevation, radiator, gas fire set on marble effect hearth, surround and mantle, UPVC double glazed patio doors to the conservatory.

Conservatory 11' 9" x 10' 10" (3.58m x 3.31m)

Being of UPVC double glazed construction, UPVC double glazed patio doors to the side elevation, light and power connected.

Dining Kitchen 12' 7" x 30' 5" (3.84m x 9.26m)

High gloss handleless units to the base and eye level, Indesit induction hob, composite one and half bowl sink unit with mixer tap, UPVC double glazed window to the rear elevation, Siemens electric fan assisted oven/grill, integral fridge, Hotpoint integral dishwasher, worksurfaces and upstands, inset downlights, tiled flooring, two radiators, BI-folding double glazed doors to the rear elevation, UPVC double glazed window to the rear elevation. Storage cupboard off.

Utility

Plumbing for washing machine, space for dryer, space for fridge.

WC

First Floor

Landing

UPVC double glazed window to the front elevation, radiator.

Bedroom One 19' 11" x 15' 9" (6.08m x 4.81m)

Radiator, fitted wardrobes, UPVC double glazed window to the front elevation.

Ensuite Bathroom 12' 6" x 7' 5" (3.82m x 2.25m)

Corner shower cubicle with chrome fitment, lower level WC, panelled Jacuzzi style bath, integral fitments, vanity unit with storage beneath, chrome heated ladder radiator, partly tiled, UPVC double glazed window to the rear elevation.

Bedroom Two 13' 4" x 12' 4" (4.06m x 3.77m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Three 10' 6" x 14' 3" (3.19m x 4.35m)

UPVC double glazed window to the rear elevation, radiator, loft access.

Bedroom Four 12' 4" x 12' 10" (3.76m x 3.90m)

UPVC double glazed window to the front elevation, radiator.

Bathroom 12' 6" x 8' 4" (3.81m x 2.55m)

Panelled bath, shower cubicle with Mira shower fitment, pedestal wash hand basin, lower level WC, partly tiled, UPVC double glazed window to the rear elevation.



Outside

To the front is block paved driveway and access to the double garage. To the rear is patio area laid to slab, outside water tap, pergola, iron railings. To the lower tier is patio area, laid to lawn, fenced and hedged boundaries, well stocked borders, gated access to the side elevation with steps. To the side elevation is area laid to lawn.

Double Garage 15' 7" x 18' 1" (4.74m x 5.52m)

Light and power connected, manual up and over door,

Garden Store 10' 11" x 10' 8" (3.32m x 3.24m)

Door to the side elevation.

Note:

Council Tax Band: F

EPC Rating: C

Tenure: believed to be Freehold







GROUND FLOOR



1ST 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

From our Derby Street Leek office proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road, follow this road continuing straight over the mini roundabout and take the third turning left into Sandybrook Lane, follow this road to the left which becomes Woodland Close, where the property is situated on the left hand side identifiable by a Whittaker & Biggs.

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