



Clover Grove, Leekbrook, Staffordshire, ST13 7AS.  
Offers in the Region Of £350,000

Whittaker Est. 1930  
& Biggs

## Clover Grove, Leekbrook, ST13 7AS

This well presented four bedroom detached family home is nestled within a private corner plot and has been extended to the ground floor to create an open plan living/dining/kitchen area. The property has spacious accommodation over three floors, boasting three bathroom/shower rooms, garage and driveway for a number of vehicles. Low maintenance gardens are located to the front, sides and rear.

You're welcomed into the property via the hallway, having useful cloakroom off. The living room is a sizeable space, being 16ft in length. The kitchen is well equipped with integrated appliances which include dishwasher, fridge, freezer, fan assisted oven, underfloor heating, ample room for a dining table and chairs and access to the orangery room.

The orangery has underfloor heating, full width bi-fold doors and glass roof in part, providing a light and airy space. To the first floor are two bedrooms, with bedroom one having ensuite shower room and a bathroom which services bedroom four. To the second floor is a further two bedrooms and shower room which again services both bedrooms.

Externally to the frontage is a tarmacadam driveway, brick garage with up and over door, lawn area, pathway to front door and gated access to the rear garden. To the side is a patio with raised bedding area, lawn area, decking and to the side and rear is a path and gravel area. A viewing is highly recommended to appreciate this spacious and versatile home.

### Situation

Clover Grove occupies a pleasant position in the Staffordshire Moorlands, within easy access to the Peak National Park and ideal for commuting within Staffordshire, into Cheshire, and into Derbyshire. The property is within easy access of local schools with a primary school located in the village of Cheddleton and further primary schools in Leek. Just a short drive away is the thriving historic market town of Leek, which benefits from both independent local traders and supermarkets including Waitrose and Sainsbury's.



### Entrance Hallway

Upvc double glazed external door with inset glazing to the front elevation, radiator, wood flooring, stairs to first floor.

### Ground Floor WC

Low level WC with a push flush, pedestal wash hand basin, radiator, wood flooring.

### Kitchen/Dining Room 16' 5" x 10' 10" (5.01m x 3.29m)

Range of units to the base and eye level, integral fridge and freezer, integral dishwasher, stainless steel one and a half bowl sink unit with drainer, stainless steel fan assisted oven, gas four ring stainless steel hob incorporating stainless steel extractor fan over, tiled splash backs, underfloor heating, radiator, understairs storage cupboard, Upvc double glazed window to the front elevation,

### Orangery 11' 9" x 10' 0" (3.59m x 3.06m)

Bi folding Upvc double glazed door ( width of one side of the orangery). Upvc double glazed window to the side elevation, double glazed skylight, underfloor heating, wooden floor.

### Living Room 16' 5" x 10' 11" (5.0m x 3.34m)

Upvc double glazed window to front elevation, Upvc double glazed door to the side elevation, radiator.

### First Floor Half Landing

Upvc double glazed window to the rear elevation.

### First Floor Landing

Radiator.

### Bedroom One 16' 4" x 11' 1" (4.99m x 3.39m)

Upvc double glazed windows to the front and side elevations, radiator.

### En-suite

Double shower enclosure with integral shower, pedestal wash hand basin with chrome mixer tap over, low level WC with a push flush, radiator, Upvc double glazed frosted window to the front elevation, tiled splashbacks, extractor fan.

### Bedroom Four 10' 7" x 9' 3" (3.22m x 2.83m)

Upvc double glazed window to the side elevation, radiator.

### Family Bathroom

Panel bath with chrome mixer tap over and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC with a push flush, radiator, tiled splash backs, electric shaver point, airing cupboard housing a mega flow tank, electric extractor fan.

### Second Floor Landing

Velux style window, radiator, loft access.

### Bedroom Two 12' 8" x 11' 3" (3.87m x 3.42m)

Velux style window, Upvc double glazed window to the front elevation, radiator, built in wardrobe.

### Bedroom Three 12' 8" x 9' 2" (3.86m x 2.80m)

Upvc double glazed window to the front elevation, radiator, Velux style window.

### Bathroom

Shower cubicle with integral shower, pedestal wash hand basin with mixer tap over, low level WC with a push flush, radiator, Velux style window, tiled splash backs, electric extractor fan.

### Garage 17' 0" x 8' 6" (5.19m x 2.59m)

Up and over door.



## Outside

Ample off road parking for four vehicles to the front of the property, large lawned area, paved path with borders. To the side of the property is an Indian Stone patio area, raised borders, outside power point, courtesy lighting, lawned area with wood chipped play area, Indian Stone path to the rear of the property, which has raised planting beds and Indian Stone Patio, garden shed, courtesy lighting fenced boundaries.

Note:

Council Tax Band: E

EPC Rating: TBC

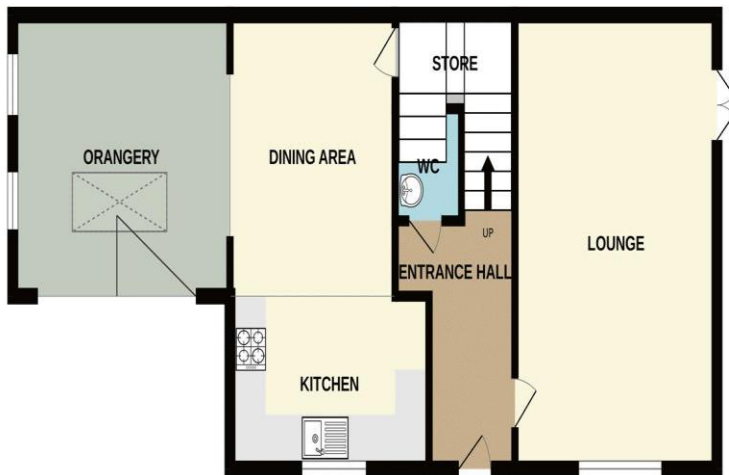
Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



2ND 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, offices proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road. Follow this road into the village of Leekbrook and just prior to reaching The Travelers Rest Public House on the left hand side, take the right hand turn into the Wain Homes Development. Follow this road for a short distance and turn right into Clover Grove, where the property is Situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' Board.

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