



Vale View, Cheddleton, ST13 7LL.
Offers in Excess of £518,000

Whittaker Est. 1930
& Biggs

Vale View, Cheddleton, ST13 7LL

This impressive five bedroom detached family home boasts a versatile layout over three floors and is nestled within a quiet cul de sac location. The property has three ensuite rooms, two reception rooms, utility, double garage, large driveway and sizeable rear garden. The property has excellent views from the rear, being in an elevated position and offers a great deal of privacy at the rear.

You're welcomed into the property via a hallway, with access to both the lower ground floor and first floor level, useful storage cupboard and cloakroom. The living room is located to the front of the property having feature gas fire and bay fronted window. The dining room is located to the rear of the property and can easily accommodate a family sized dining table and chairs. The kitchen has a good range of high gloss units to the base and eye level, breakfast bar, full height integral fridge, Whirlpool induction hob, Hotpoint grill/oven and integral dishwasher. The utility room is located off and has matching units, plumbing for a washing machine, space for a dryer, sink, wall mounted gas boiler and access to the side of the property and integral double garage. Two up and over doors are located to the front of the garage, power and light are also incorporated into the garage.

The lower ground floor has access from the rear of the property into the hallway, with storage. This versatile space can be utilised as two bedrooms with ensuite, or as two further reception rooms. The first floor has three well proportioned bedrooms, with bedroom two and three sharing a Jack and Jill ensuite bathroom. Bedroom one is an impressive 20ft, having three fitted wardrobes and ensuite shower room.

Externally to the frontage is a driveway providing off street parking for three vehicles and gated access to the rear. The rear garden is laid to lawn, decking and has well stocked borders. A viewing is highly recommended to appreciate this homes versatile layout, deceptively spacious accommodation, views and location.

Situation

Cheddleton Park Avenue is situated in the sort after village of Cheddleton and provides far reaching views over the surrounding country side. The Churnet Valley Railway is also within easy walking distance, along with the canal which provides various country walks. There is also Veterinary, Country Public Houses, Tea Rooms and village shops. The village of Cheddleton is within easy commuting distance to Leek Town Centre.



Entrance Hallway

Composite double glazed door to the front elevation, radiator, stairs to the lower ground floor and first floor, storage cupboard.

Cloakroom

Lower level WC, pedestal wash hand basin, radiator, tiled splashbacks, UPVC double glazed window to the side elevation.

Living Room 12' 7" x 18' 2" (3.84m x 5.54m)

Two radiators, living flame gas fire set within a stone hearth, surround and mantle, UPVC double glazed bay window with plantation shutters.

Dining Room 10' 6" x 9' 5" (3.20m x 2.87m)

UPVC double glazed window to the rear elevation, radiator,

Kitchen 12' 4" x 11' 0" (3.76m x 3.35m)

Range of fitted high gloss units to the base and eye level, breakfast bar, whirlpool induction hob, Hotpoint oven and grill, integral full height fridge, sink unit with drainer and black tap with hose attachment, integral dishwasher, UPVC double glazed window to the rear elevation, inset down lights, wall mounted ladder radiator.

Utility Room 12' 4" x 4' 8" (3.76m x 1.42m)

Built in high gloss units, plumbing for a washing machine, space for dryer, stainless steel sink with mixer tap, wall mounted gas fired boiler, UPVC double glazed window to the rear elevation, composite style double glazed door to the side elevation, access to garage.

Integral Double Garage 16' 4" x 16' 2" (4.98m x 4.93m)

Up and over manual dual doors, power and light connected.

Lower Ground Floor

Hallway

Composite style UPVC double glazed door to the rear elevation, radiator, built in storage cupboards.

Bedroom Four/Reception Room 15' 10" x 12' 3" (4.83m x 3.73m)

Two UPVC double glazed patio doors to the rear elevation, inset downlights, two radiators.

Bedroom Five/Reception Room 12' 9" x 9' 1" (3.89m x 2.77m)

UPVC double glazed bay window to the rear elevation, built in wardrobe, underfloor heating, built in storage cupboard.

Ensuite Shower Room

Double shower enclosure with fitment, lower level WC, pedestal wash hand basin, radiator, partly tiled.

First Floor

Landing

Velux style window to the rear elevation, loft access.

Bedroom One 20' 2" x 12' 7" (6.15m x 3.84m)

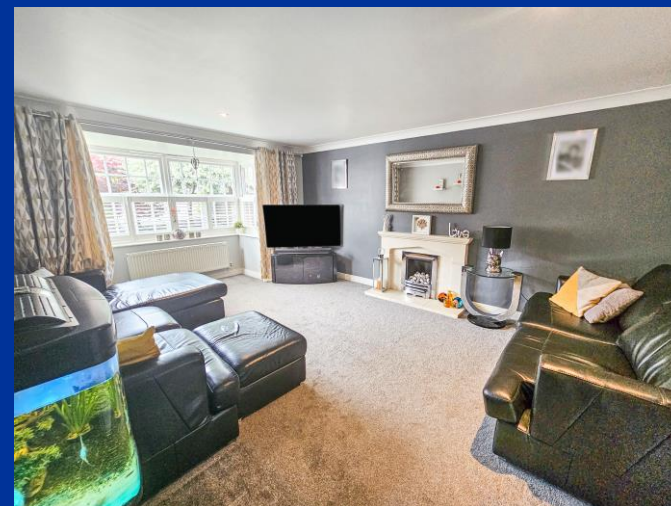
UPVC double glazed window to the front elevation, radiator, three built in wardrobes.

Ensuite

Velux style window to the rear elevation, walk in shower cubicle with chrome fitment, lower level WC, pedestal wash hand basin, panel bath, partly tiled, radiator, eaves storage.

Bedroom Two 10' 10" x 8' 10" (3.30m x 2.69m)

UPVC double glazed window to the front elevation, radiator, storage cupboard.



Bedroom Three 10' 10" x 8' 10" (3.30m x 2.69m)
UPVC double glazed window to the rear elevation,
radiator.

Jack and Jill Bathroom

Radiator, pedestal wash hand basin, lower level WC,
panelled bath with chrome shower fitment, UPVC
double glazed window to the side elevation.

Externally

To the front is tarmacadam driveway, area laid to lawn,
walled boundary courtesy lighting. To the rear is area
laid to lawn, decked area, well stocked borders, patio
area, timber shed, courtesy lighting, steps leading up to
the frontage with gated access.

Note:

Council Tax Band: F

EPC Rating: D

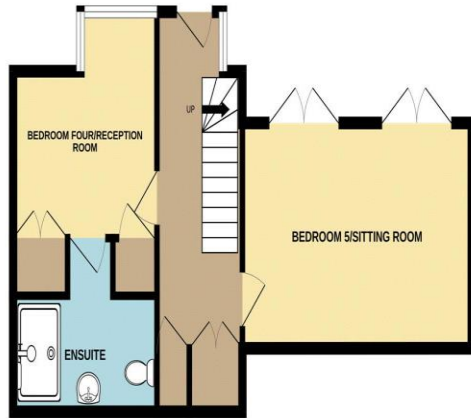
Tenure: believed to be Freehold



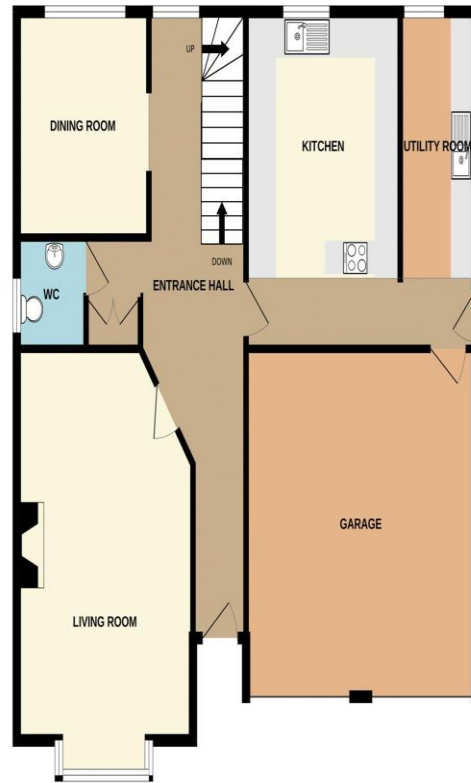




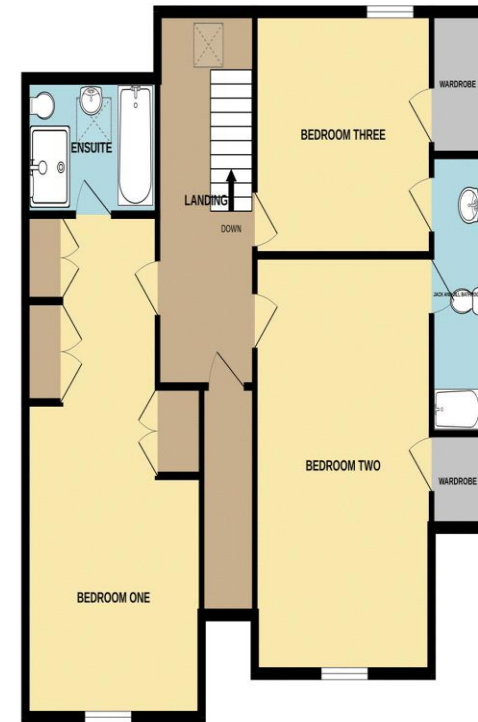
LOWER GROUND FLOOR



GROUND FLOOR



FIRST 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 into Haywood Street. Follow this road for a short distance and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road passing through the village of Leekbrook and upon entering the village of Cheddleton, proceed through the village centre until reaching the mini roundabout. At the mini roundabout turn left into Basford Bridge Lane. Follow this road as it descends down the bank, taking the fourth turning left into Cheddleton Park Avenue. Follow Cheddleton Park Avenue for a short distance and take the first left turning into Vale View where the property is situated on the right hand side, identifiable by Whittaker & Biggs 'For Sale' Board.

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