



Kirkham Lodge, Willow Drive, Cheddleton, ST13 7FB.
Offers in Excess of £265,000

Whittaker ^{Est. 1930}
& Biggs

Kirkham Lodge, Willow Drive, Cheddleton, ST13 7FB

This splendid three bedroom property is located within the popular St. Edwards Park development. Set within approximately 122 acres of park and woodland there are country walks on the doorstep and surrounding communal gardens. High ceilings and large sash windows add to the luxury of this home.

Upon entering the property you are welcomed into the large hallway, here you will find the stairs to the first floor, a WC, storage cupboard and access to the kitchen and living / dining room. Adjacent to the hallway is the kitchen which comes well equipped with integral appliances that include an AEG induction hob, Smeg double oven, dishwasher and freezer. There is plenty of room to house an American style fridge freezer or a dining table. Onwards from the kitchen through double doors is the dual aspect, 30ft living / dining room complete with no less than 6 large sash windows that flood the room with light! This large space is perfect for family living and entertaining.

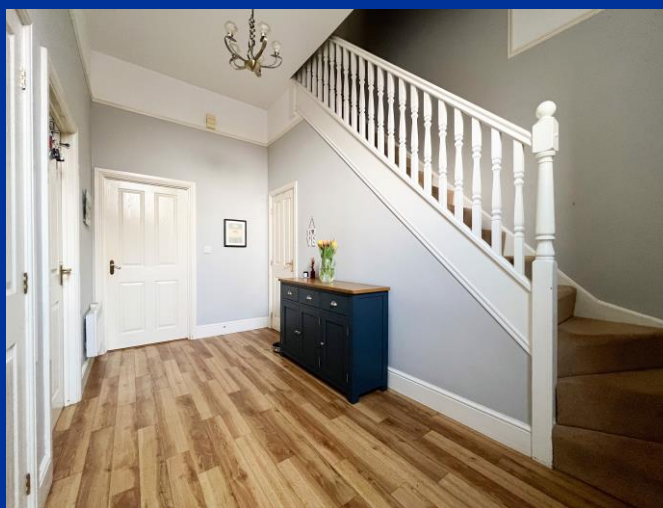
To the first floor are three well-proportioned bedrooms with the main bedroom benefiting from four large sash windows, an en-suite bathroom and a dressing room. The family bathroom is also of a large size and has both a shower and a bath. The water tower can be seen from the front aspect of the property while views to the rear are of uninterrupted woodland, two allocated parking spaces are included.

An early viewing of this delightful home is HIGHLY recommended to be fully appreciated.

Note: Management fee approximately £2000 per annum.

Situation

This property is set in beautiful grounds and communal gardens. The park itself sits in approximately 122 acres of park and woodland giving access to local country walks along the railway and canal. The sought after village of Cheddleton is just on the outskirts of the busy market town of Leek, which provides many traditional shops, antique shops, public houses and supermarkets to include Morrisons and Sainsburys.



Ground Floor

Hallway 14' 5" x 9' 7" (4.39m x 2.93m)

Wood front door, electric radiator, staircase, storage cupboard.

WC 7' 8" x 3' 3" (2.34m x 1.00m)

Low level WC, wash hand basin, tiled splash back, electric radiator, extractor fan.

Kitchen 20' 3" x 10' 11" (6.17m x 3.34m)

2 x wood double glazed sash windows to the frontage, 1 x wood double glazed sash window to the side aspect, window shutters, range of units to the base and eye level, quartz style work tops, part tiled splash back, ceramic double sink, chrome mixer tap, AEG 4 ring induction hob, integral Smeg double oven, extractor hood, space and plumbing for a washing machine, integral dishwasher, integral freezer, space for an American style fridge freezer, ceiling extractor fan, double doors to the living room.

Living / Dining room 30' 10" x 17' 1" (9.39m x 5.21m) max measurement

5 x wood double glazed sash windows to the rear, 1 x wood double glazed sash window to the side aspect, window shutters, 3 x electric radiators, double doors from the kitchen, door from the hallway.

First Floor

Landing

Electric radiator.

Bedroom One 15' 5" x 13' 5" (4.71m x 4.08m) Max measurement

4 x wood double glazed sash windows to the rear, window shutters, electric radiator.

En-suite 8' 6" x 8' 0" (2.60m x 2.43m) max measurement

Wood double glazed sash window, window shutters, shower enclosure, electric shower, pedestal wash hand basin, chrome taps, low level WC, part tiled, electric radiator, storage cupboard, shaver point, extractor fan.

Dressing Room 7' 7" x 5' 11" (2.32m x 1.80m)

Wood double glazed sash window to the side aspect, window shutters, electric radiator.

Bedroom Two 14' 7" x 12' 10" (4.45m x 3.92m) Max measurement

1 x wood double glazed sash window to the front aspect, 1 x wood double glazed sash window to the side aspect, window shutters, electric radiator.

Bedroom Three 10' 8" x 9' 4" (3.26m x 2.85m)

Wood double glazed sash window to the frontage, window shutter, electric radiator.

Family Bathroom 10' 5" x 10' 8" (3.18m x 3.25m) max measurement

Wood double glazed sash window to the frontage, window shutters, shower enclosure, electric shower, panel bath, chrome mixer tap and handheld shower, pedestal wash hand basin, chrome taps, low level WC, part tiled, electric radiator.

Externally

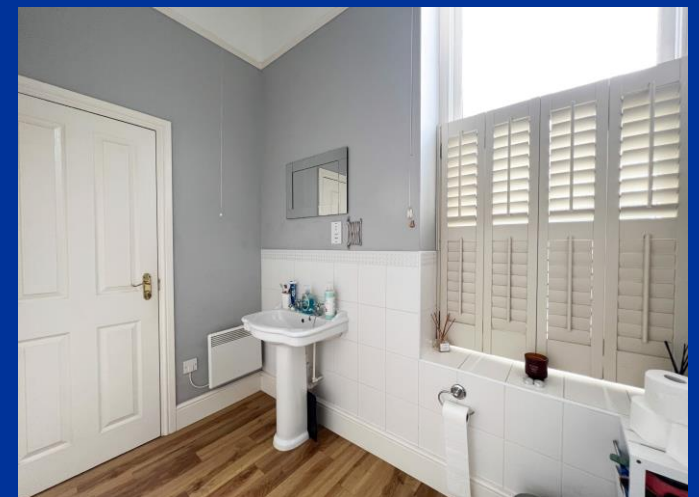
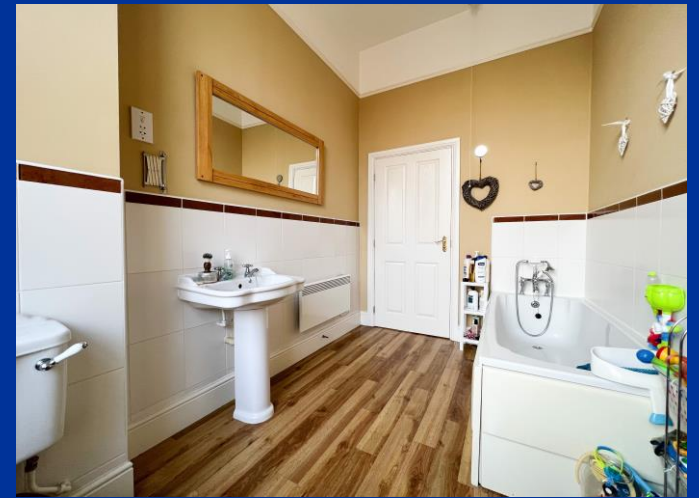
2 x allocated parking spaces.



Note:
Council Tax Band: B

EPC Rating: F

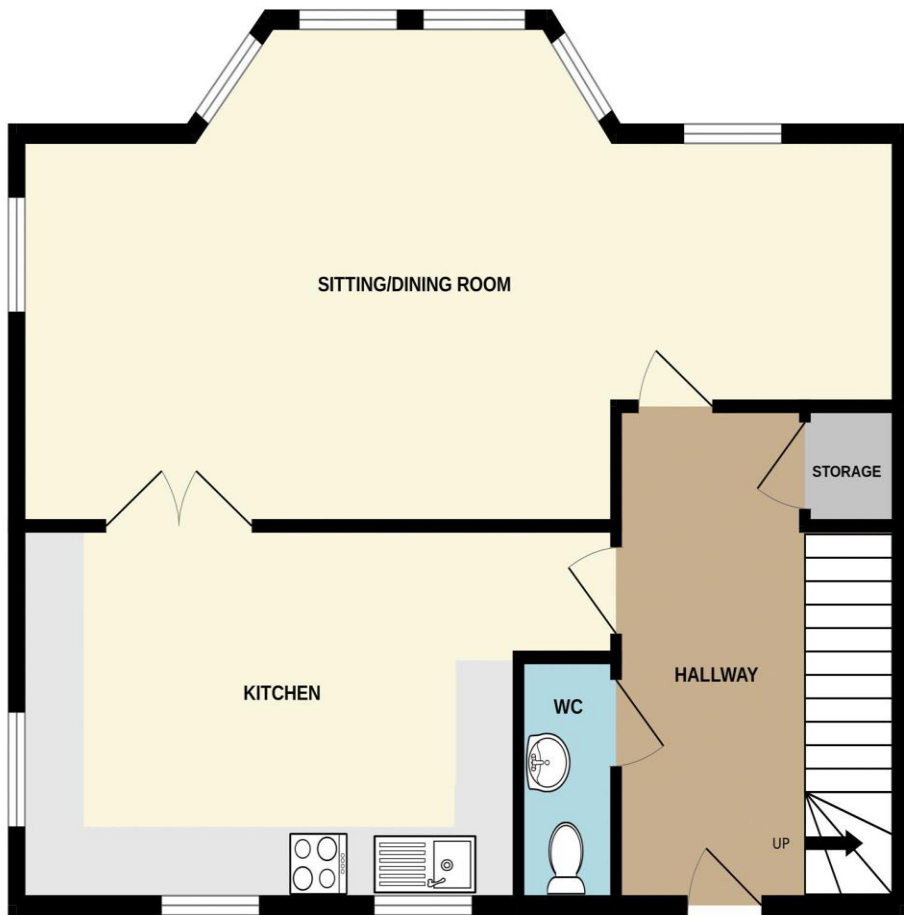
Tenure: believed to be Freehold



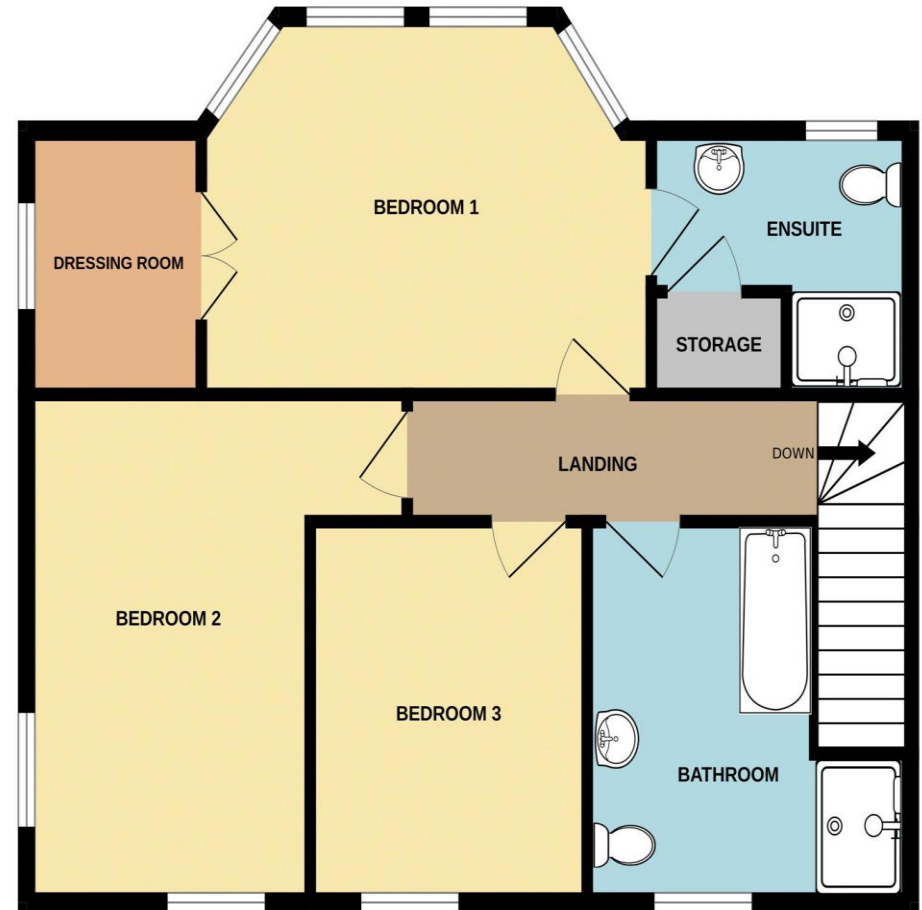




GROUND FLOOR



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, offices proceed into 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 turn right into the St Edwards Park development. Follow this road taking the first right into Villa Road and as the road forks take the left hand fork into Birchtree Drive, taking the first turning left into Willow Drive, where the property is situated on the left hand side identifiable by the agents For Sale board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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