



Chestnut Walk, Leek, ST13 7BJ.  
OIRO £585,000

Whittaker Est. 1930  
& Biggs

# Chestnut Walk,

Leek, ST13 7BJ.

This prestigious detached home is located within St. Edwards Park which set in 140 acres of park and woodland.

Accommodation is comprised of two reception rooms, a breakfast kitchen with family room, downstairs cloakroom, utility room and integral double garage to the ground floor. To the first floor are four bedrooms, two with ensuite, and a family bathroom.

Upon entering the hallway, the staircase to the first floor can be found to the right. Access is given to the impressive sitting room via double doors. This room has a bay window to the frontage and solid oak flooring. Next is the formal dining room which overlooks the rear garden and has the welcome addition of air-conditioning.

A utility room provides access to the rear garden and houses the gas fired boiler.

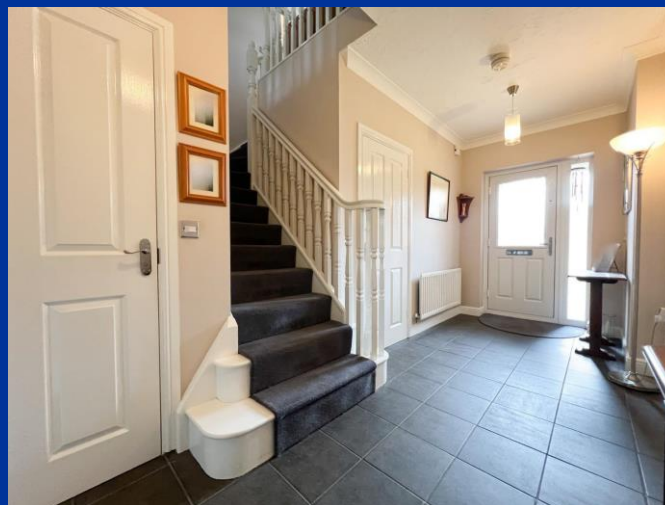
The rear of the property is a real entertaining area with the addition of an open plan family room which provides access to a decked area complete with glass veranda! The kitchen is equipped with appliances that include a Smeg four ring gas hob, Smeg extractor fan, Smeg double oven, Miele dishwasher, and an integral fridge freezer.

Upstairs to the first floor, accommodation is extremely well proportioned. The principal bedroom suite is opulent with a walk-in wardrobe, en-suite bathroom and air-conditioning. Bedroom two also has an en-suite bathroom and built in wardrobes whilst bedrooms three and four also benefit from air-conditioning. The family bathroom is contemporary in style with bath, low level WC and vanity wash hand basin.

Externally to the frontage is a block driveway providing ample off road parking for several vehicles which opens to the double garage that offers an up-and-over door with power and light connected.

A viewing is highly recommended to appreciate this homes position, spacious accommodation and high quality finish. **SELLING WITH NO CHAIN!**

Note: Annual management fee applies.



## Ground Floor

### Entrance Hall

Double glazed composite door to the frontage, UPVC double glazed sidelight window to the frontage, tiled floor, radiator, stairs to the first floor, storage cupboard, WC.

**Sitting Room** 19' 4" x 13' 0" (5.89m x 3.95m) Max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed arched window to the side aspect, 2 x radiators, living flame gas fire, marble effect surround and hearth, solid oak flooring.

**Dining Room** 12' 2" x 12' 0" (3.7m x 3.65m)

UPVC double glazed window to the rear, radiator, Hitachi air conditioning unit, LVT flooring.

**Kitchen/Breakfast Room** 14' 6" x 13' 7" (4.43m x 4.15m) Max measurement

UPVC double glazed window to the rear, units to the base and eye level, stainless steel double sink and drainer, chrome mixer tap, integral Miele dishwasher, Smeg four ring gas hob, Smeg integral double oven, Smeg extractor hood, integral fridge freezer, radiator, space for a dining table and chairs.

**Family Room** 11' 11" x 9' 6" (3.64m x 2.90m)

UPVC double glazed French doors to the rear, radiator.

**Utility room** 11' 3" x 4' 11" (3.42m x 1.49m)

Double glazed composite door to the side aspect, space and plumbing for a washing machine. space for a tumble dryer, stainless steel sink and drainer, chrome mixer tap, wall mounted Potterton gas boiler, access to the garage via pedestrian door, storage cupboard.

**WC** 6' 7" x 3' 7" (2.00m x 1.08m)

Low level WC, vanity wash hand basin, radiator, extractor fan, tiled splashback.

## First Floor

### Landing

Galleried landing, 2 x UPVC double glazed windows to the frontage, radiator, loft access.

**Bedroom One** 13' 0" x 12' 2" (3.95m x 3.71m)

UPVC double glazed window to the frontage, radiator, Hitachi air conditioning unit, dressing room, en-suite bathroom.

**Walk-in Wardrobe** 7' 10" x 7' 2" (2.38m x 2.19m)

Range of built in wardrobes and shelving.

**En-suite One** 7' 10" x 6' 4" (2.38m x 1.92m)

UPVC double glazed window to the side aspect, panel bath, chrome mixer taps, low level WC, pedestal wash hand basin, chrome mixer tap, shower enclosure, chrome wall mounted taps, shower attachment, heated towel rail, fully tiled, extractor fan, shaver point.

**Bedroom Two** 12' 3" x 11' 1" (3.74m x 3.39m)

UPVC double glazed window to the rear, radiator, fitted wardrobes, en-suite bathroom.

**En-suite Two** 5' 7" x 4' 6" (1.71m x 1.36m)

UPVC double glazed window to the rear, shower enclosure, chrome wall mounted taps, shower attachment, low level WC, pedestal wash hand basin, radiator, extractor fan, shaver point.

**Bedroom Three** 13' 0" x 9' 9" (3.95m x 2.98m)

UPVC double glazed window to the rear, Hitachi air conditioning unit, radiator.

**Bedroom Four** 11' 6" x 8' 10" (3.51m x 2.68m)

UPVC double glazed window to the frontage, Hitachi air conditioning unit, radiator.



**Family Bathroom 7' 10" x 7' 1" (2.38m x 2.16m)**

UPVC double glazed window to the rear, panel bath, chrome mixer tap, low level WC, bidet, pedestal wash hand basin, chrome mixer tap, radiator, extractor fan, shaver point, part tiled.

**Airing Cupboard**

Housing the water tank.

**Loft**

Boarded, pull down ladder.

**Externally**

To the frontage, block paved driveway, area laid to lawn, gated access to the rear, garage. To the rear, decked area, metal and glass veranda, area laid to lawn, block paved area, timber shed, mature trees, fence boundary, external power socket, external tap.

**Garage** Garage

Up-and-over door, power and light.

Note:

Council Tax Band: F

EPC Rating: C

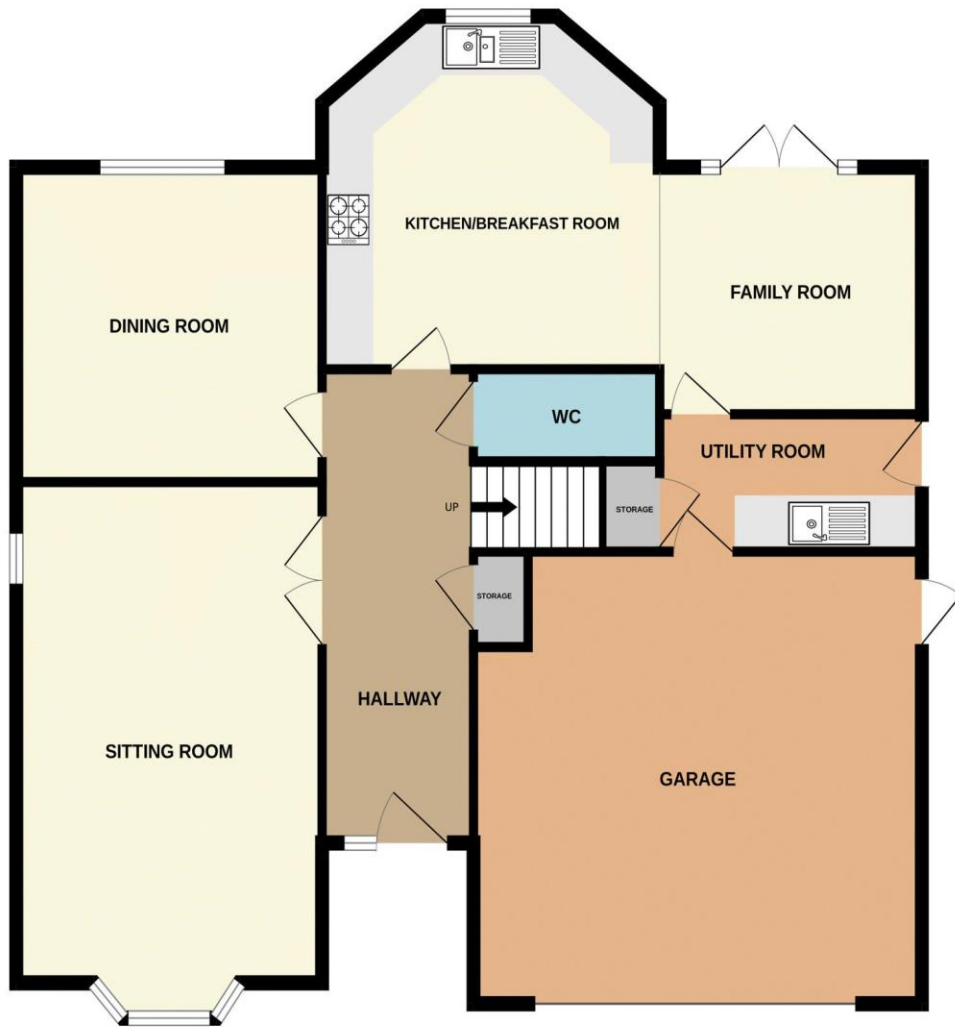
Tenure: believed to be Freehold







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, offices proceed along Haywood Street, at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road for a short distance passing through Birchall and Leekbrook, proceed up the hill over the railway bridge taking the next turning right into East Drive. Follow this road for a short distance passing the St Edwards Hall on the right hand side and take the next turning left into Chestnut Walk, take the second left continuing on Chestnut Walk then follow the road right where the property is situated on the left hand side, identified by a W&B For Sale board.

## Situation

St. Edwards Hall sits within the popular St. Edwards Park development which is situated within 140 acres of park and woodland providing various country walks along the canal and railway path. Cheddleton village is some 3 miles out of the market town of Leek and within easy commuting distance of Macclesfield, Congleton and the Motorway Network. A local bus route is just on your doorstep.

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