



West Drive, St Edwards Park, Cheddleton, Staffordshire Moorlands, ST13 7DW.
£625,000

Est. 1930
**Whittaker
& Biggs**

West Drive, St Edwards Park, Cheddleton, ST13 7DW.

This detached property is exceptional, offering stylish and versatile living. The home is nestled on a substantial plot which is approached over a block paved driveway leading to this impressive home. Accommodation is comprised of four bedrooms, three with ensuite. An open plan kitchen / dining area, sitting room, family room, downstairs cloakroom, utility room, family bathroom and integral double garage. The property is finished to high standard throughout and boasts Amtico flooring throughout the ground floor, kitchen units made by the German manufacturer Bauformat and Travertine floor and wall tiles within the main bathroom.

Upon entering the hallway, the staircase to the first floor can be found. Access is given to the impressive sitting room via wood glazed double doors. This room is dual aspect and has French doors that open onto the covered decked area outside. The log burner provides cosy heating in the winter months. Next is the open plan kitchen / dining area which is a real showstopper! Complete with statement high gloss units, island unit and Quartz worktops. Miele integral appliances include ceramic induction hob, height adjustable motorised extractor hood, two ovens, fridge, dishwasher and microwave. The undermount stainless steel sink is equipped with an Insinkerator waste disposal system.

The first floor accommodation is extremely well proportioned. The principal bedroom suite is opulent with en-suite bathroom and dressing room. Bedrooms two and three also benefit from en-suites. The family bathroom is luxurious in style with wall mounted, free-standing spa bath, low level WC, wash hand basin and separate shower.

Externally the property is well positioned and very well maintained with a variety of mature plants, shrubs and trees. There is an area laid to lawn, stone flagged patio, decked area with wooden pergola as well as a corner arbour. To the frontage is a large lawned area and a block paved driveway providing ample off road parking for several vehicles which opens to the double garage complete with EV charger.

A viewing is highly recommended to appreciate this home's position, quality, spacious accommodation, and plot size. Viewing strictly via Whittaker & Biggs Leek. Note: Annual management fee applies.

Situation

A beautiful four bedroom home situated in the grounds of the ever popular St. Edwards Park. The park itself boasts many countryside walks along the canal and railway line. Just on the outskirts of the busy market town of Leek but also close to The Potteries, Buxton and Ashbourne. Cheddleton benefits from various village shops, Tea Rooms and country public houses.



Ground Floor

Entrance Hallway 13' 5" x 7' 8" (4.10m x 2.34m) Max measurement

Wood front door, stairs to the first floor, understairs storage, inset ceiling spotlights, radiator, Amtico flooring.

Sitting Room 19' 8" x 14' 1" (6.00m x 4.30m)

UPVC double glazed window to the frontage, UPVC double glazed French doors to the rear, 2 x radiators, log burner, brick surround, Indian stone hearth, wood lintel mantel, inset ceiling spotlights, wood glazed folding doors to the hallway, Amtico flooring.

Kitchen/Dining Room 23' 6" x 21' 8" (7.16m x 6.60m) Max measurement

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, UPVC double glazed French doors to the rear, Quartz worktops and upstands, Bauformat high gloss units to the base and eye level, island unit, integral Miele fridge, integral Miele dishwasher, height adjustable motorised Miele extractor hood, 2 x integral Miele ovens, integral Miele microwave, ceramic Miele induction hob, undermount stainless steel sink with Insinkerator waste disposal system, chrome mixer tap, retractable pop-up island power socket, inset ceiling spotlights, built in speakers, vertical designer radiator, Amtico flooring.

Family Room 11' 2" x 9' 10" (3.40m x 3.00m)

UPVC double glazed window to the front aspect, radiator, inset ceiling spotlights, Amtico flooring.

WC 6' 9" x 3' 1" (2.07m x 0.95m)

UPVC double glazed window to the frontage, low level WC, vanity wash hand basin, radiator, built in storage cupboard, Amtico flooring.

Utility room 9' 10" x 4' 10" (2.99m x 1.47m)

Composite double glazed door to the side aspect, pedestrian door to the garage, range of units to the base and eye level, stainless steel sink, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer., Amtico flooring.

First Floor

Landing 15' 3" x 8' 10" (4.66m x 2.68m) Max measurement
UPVC double glazed window to the frontage, loft access, radiator, storage cupboard housing the water tank, inset ceiling spotlights.

Bedroom One 15' 9" x 12' 6" (4.80m x 3.80m)

UPVC double glazed window to the frontage, inset ceiling spotlights, radiator, en-suite, dressing room.

En-suite One 8' 6" x 7' 3" (2.6m x 2.2m)

UPVC double glazed window to the side aspect, inset ceiling spotlights, shower enclosure, rainfall shower head, chrome wall mounted taps, panel bath, chrome mixer tap, handheld shower attachment, low level WC, vanity wash hand basin, radiator, part tiled, shaver point.

Dressing Room 7' 3" x 6' 6" (2.20m x 1.98m)

UPVC double glazed window to the rear, radiator, range of built in shelving and wardrobe units.

Bedroom Two 13' 5" x 11' 2" (4.1m x 3.4m)

UPVC double glazed window to the frontage, radiator, built in wardrobes, en-suite.

En-suite Two 10' 11" x 4' 11" (3.32m x 1.50m)

UPVC double glazed window to the side aspect, shower enclosure, shower attachment, wall mounted taps, low level WC, pedestal wash hand basin, extractor fan, shaver point, part tiled.

Bedroom Three 15' 5" x 9' 9" (4.70m x 2.96m)

2 x UPVC double glazed windows to the rear, 2 x radiators, inset ceiling spotlights.

En-suite Three 8' 2" x 3' 5" (2.50m x 1.03m)

Inset ceiling spotlights, shower enclosure, waterfall shower head, chrome wall mounted mixer tap, wall mounted basin, chrome mixer tap, low level WC, chrome ladder radiator, part tiled.



Bedroom Four 9' 9" x 8' 1" (2.96m x 2.46m)

UPVC double glazed window to the rear, radiator.

Family Bathroom 8' 3" x 8' 2" (2.51m x 2.49m)

UPVC double glazed window to the side aspect, wall mounted free-standing spa bath, wall mounted chrome waterfall mixer tap, shower enclosure, waterfall shower head, wall mounted chrome mixer tap, low level WC, wall mounted wash hand basin, chrome mixer tap, part tiled, chrome ladder radiator, part tiled with travertine, inset ceiling spotlights, shaver point.

Loft

Part boarded, power, light, pull down ladder.

Externally

To the frontage, block paved drive, area laid to lawn, mature trees. To the rear, area laid to lawn, fence boundary, wood pergola, decked area, stone flagged patio area, wood corner arbour, raised beds, well stocked borders, mature trees, outdoor power and lighting.

Garage

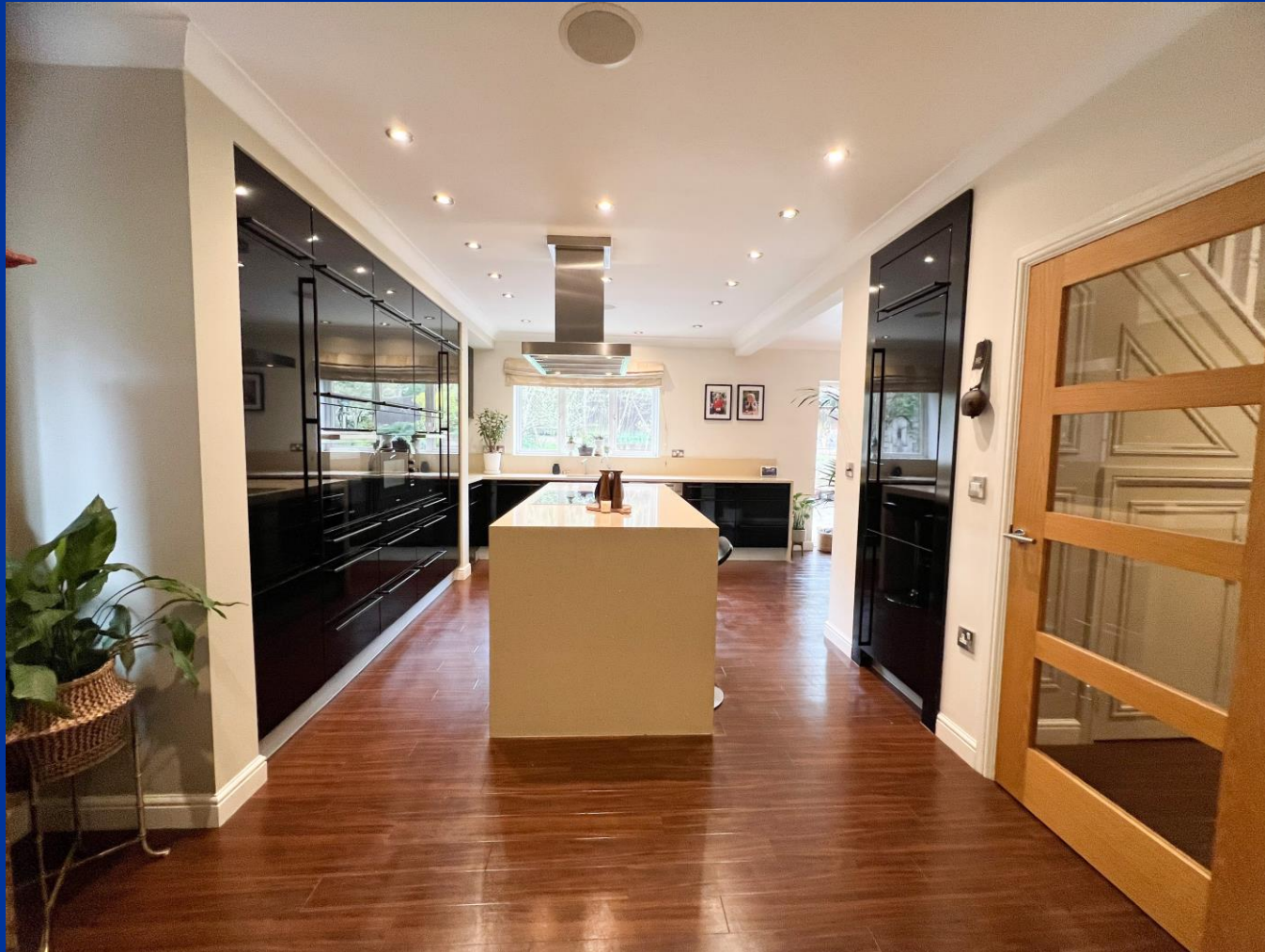
Up-and-over door, power, light, houses wall mounted Vaillant boiler, external power socket, EV charger.

Note:

Council Tax Band: F

EPC Rating: TBC

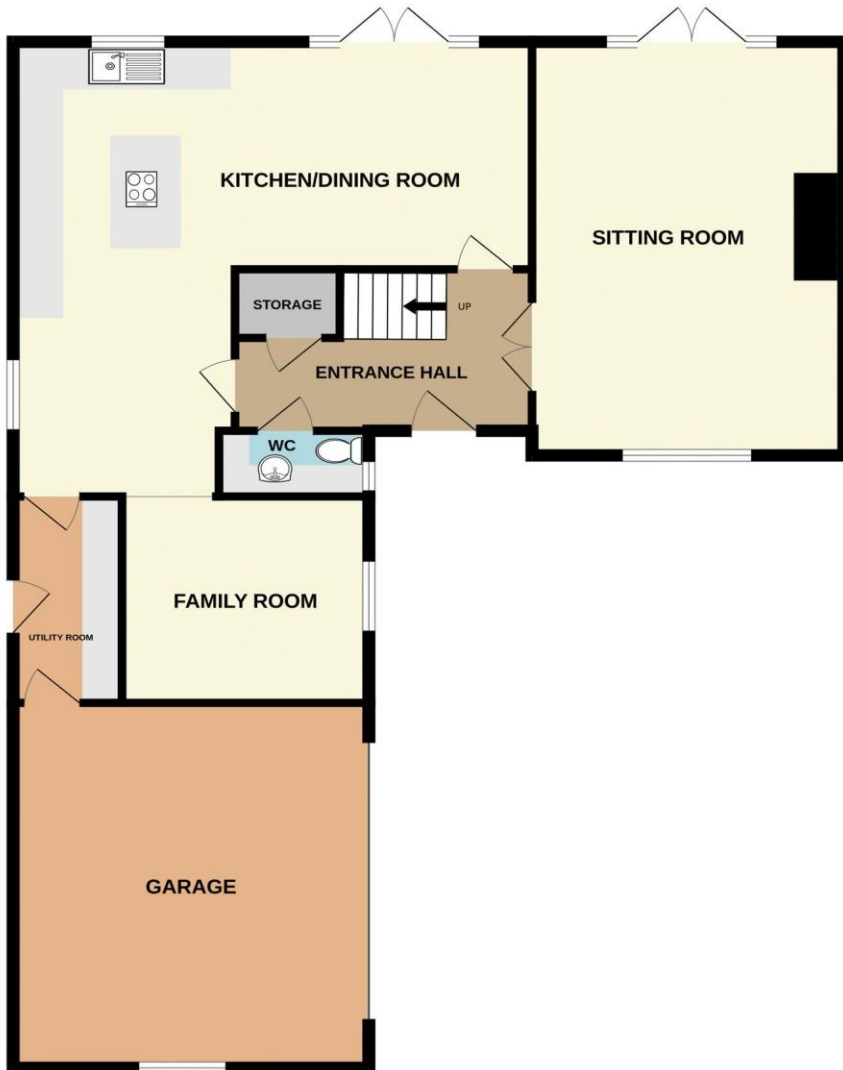
Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek office proceed along Haywood Street turning left at the traffic lights on to the A520 Cheddleton Road. Follow this road passing through Leekbrook, just after passing the railway bridge take the first right into East Drive. Continue along this road taking the second left into West Drive, follow this road for a short distance, where the property is situated on the left hand side.

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.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**