



West Drive, St Edwards Park, Cheddleton, Staffordshire, ST13 7DW.
Offers in the Region Of £630,000

Whittaker Est. 1930
& Biggs

West Drive, St Edwards Park

Cheddleton, ST13 7DW.

This FIVE-bedroom detached family home is nestled on a substantial plot on the popular development known as St Edwards Park. Built as part of the Red Rows Heritage range, this impressive home has a wealth of accommodation, comprising of three reception rooms, utility, two ensuite rooms, walk in wardrobe and cloakroom. Generous parking is provided via a herringbone block pave driveway to the front which provides access to the detached double garage.

You're welcomed into this home via a porch then into the spacious hallway with cloakroom off. The living room and dining room are impressive spaces and the family room has the potential be utilised to your requirements. The dining kitchen has a range of integral appliances and space for a dining table and chairs. A utility room has plumbing for a washing machine, space for a dryer and sink unit.

To the first floor is a sizeable landing and five generous bedrooms with the bedroom one having ensuite shower room which has been refitted to include a contemporary walk in shower, niche with lighting, built in WC and wall mounted wash hand basin. Bedroom one also includes a dressing room, fitted wardrobes, dressing table and feature lighting. Bedroom two has ensuite facilities and fitted wardrobes. Bedroom three has a built-in bed, overhead storage and fitted wardrobes. Bedroom four again has modern fitted wardrobes with desk. The family bathroom incorporates both a shower enclosure and bath.

Externally this home impresses with lawn areas to the front and to the rear, fully enclosed rear garden, laid to lawn and patio.

A viewing is highly recommended to appreciate the size and position of this home.

Situation

A beautiful five-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.



Entrance Porch

Having two built in store cupboards, single radiator, external door to the front aspect, UPVC double glazed leaded light window to the side aspect.

Entrance Hallway

With staircase off, single radiator.

Downstairs Cloakroom

Housing wash hand basin, low level WC, single radiator, UPVC double glazed frosted window to the side aspect.

Living Room 19' 10" x 16' 0" (6.04m x 4.87m)

Feature Fire Belly wood stove set in Granite surround with matching back, two double radiators, UPVC double glazed leaded light window to the front aspect, UPVC double glazed arch window to the side aspect.

Dining Room 11' 8" x 11' 4" (3.56m x 3.45m)

UPVC double glazed window to the rear aspect, single radiator.

Family Room/Sitting Room 14' 2" x 10' 8" (4.33m x 3.24m)

UPVC double glazed window to the rear aspect, single radiator.

Breakfast Kitchen 19' 5" x 10' 11" (5.92m x 3.33m)

(Maximum Measurement)

Excellent range of fitted units comprising base cupboards and drawers with integrated wine rack, integrated fridge and freezer, work surfaces over incorporating Bosch five ring gas hob with extractor fan over, one and a half bowl stainless steel sink unit with mixer tap, integrated dishwasher, tiled splash backs, range of matching wall cupboards, double electric Bosch oven, tiled floor, UPVC double glazed leaded light window to the front aspect. Dining Area Pair of UPVC double glazed French doors to the rear aspect leading to the garden, double radiator, tiled floor.

Utility Room 7' 5" x 4' 11" (2.25m x 1.51m)

Having matching wall and base units, plumbing for automatic washing machine, work surface incorporating stainless steel sink unit with mixer tap, tiled splash backs, external door to

the rear aspect, single radiator, tiled floor, wall mounted Glow Worm gas fired central heating boiler.

First Floor

Landing

UPVC double glazed leaded light window to the front aspect, single radiator, loft access. Built in airing cupboard.

Bedroom One 15' 11" x 13' 3" (4.86m x 4.03m)

UPVC double glazed leaded light window to the front aspect, single radiator, fitted wardrobes and dressing table with feature lighting.

Walk-in Wardrobe 6' 7" x 5' 7" (2.01m x 1.70m)

UPVC double glazed leaded light window to the side aspect, single radiator, hanging space and shelving.

En-suite 8' 6" x 6' 1" (2.58m x 1.86m)

Walk in shower enclosure, niche with lighting, built in WC and wall mounted sink with storage.

Bedroom Two 16' 1" x 11' 11" (4.91m x 3.64m) (Maximum Measurement)

UPVC double glazed window to the rear aspect, single radiator, two built in double wardrobes.

En-suite 8' 0" x 3' 3" (2.44m x 0.98m)

Fully enclosed shower cubicle incorporating mixer shower fitment, low level WC, pedestal wash hand basin, single radiator, UPVC double glazed frosted window to the rear aspect.

Bedroom Three 12' 0" x 11' 2" (3.66m x 3.40m)

UPVC double glazed window to the rear aspect, single radiator, built in overhead storage, wardrobes and bed.

Bedroom Four 12' 0" x 10' 8" (3.66m x 3.25m) (Maximum Measurement)

UPVC double glazed window to the rear aspect, single radiator, built in wardrobes and desk.



Bedroom Five 12' 0" x 7' 3" (3.65m x 2.20m) (Maximum Measurement)

UPVC double glazed leaded light window to the front aspect, single radiator.

Family Bathroom 7' 8" x 6' 2" (2.33m x 1.88m)

Panelled bath incorporating mixer tap and shower fitment, low level WC, pedestal wash hand basin, bidet, single radiator, shaver point, UPVC double glazed frosted window to the side aspect, part tiled walls.

Outside

The property is approached via block paved driveway providing ample off road parking for numerous vehicles,

which leads to the detached double garage. Lawned area. Pedestrian gated access to the rear gardens.

Double Garage 17' 5" x 17' 0" (5.32m x 5.18m)

Having up and over door, concrete floor, UPVC double glazed window to the side aspect, loft storage over, light and power connected.

Rear Gardens Rear Gardens

Formal landscaped rear gardens laid to lawns with inset patio areas, having raised display borders incorporating mature shrubs.

Note:

Council Tax Band: F

EPC Rating: TBC

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 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 and the property is situated on the right hand side.

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

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**