



Windsor Drive, Leek, ST13 6NL.  
OIRO £285,000

Whittaker & Biggs Est. 1930



# Windsor Drive, Leek, ST13 6NL.

This semi detached property is an ideal family home, having FOUR bedrooms, with access to local schools, town centre and the neighbouring countryside.

The loft space has been converted in accordance with building regulation approval and offers versatile accommodation.

Situated on an elevated and substantial plot, you can expect great views towards the Roaches and surrounding countryside.

To the front is a good provision of off road parking with a block paved driveway and ample garden to the rear.

To the ground floor are TWO welcoming reception rooms, both having bay windows and the sitting room having a log burner.

An impressive L shaped oak kitchen has a generous helping of units to both the base and eye level, integral dishwasher and fridge and an eye catching work surface.

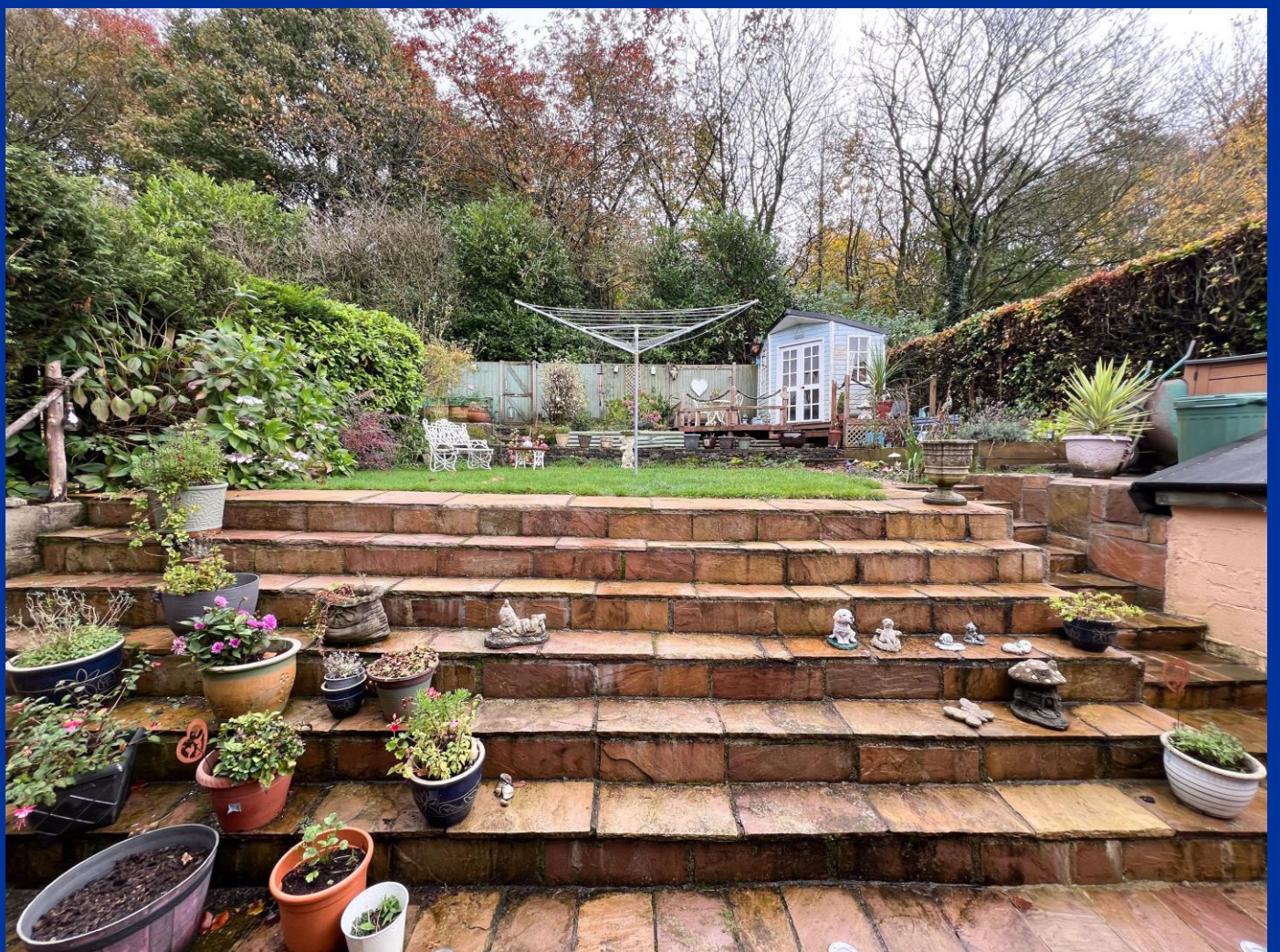
A useful utility/storage room is nestled between the house and garage, which has both internal and external access and also provides an entry point to the garage.

To the first floor are three bedrooms and a family bathroom suite, incorporating both a corner shower and panel bath.

Access to the second floor into bedroom four is from the landing, where Velux windows provide a light and airy feel to the room.

Externally the property has a low maintenance front garden, mainly block paved and to the rear is a smartly presented Indian stone patio area, with the garden benefitting from not been overlooked.

A viewing is highly recommended to appreciate the accommodation on offer!





## Ground Floor

### Entrance Hallway

UPVC double glazed door to the frontage, stairs to the first floor, under stairs storage, radiator.

### Sitting Room

11' 5" into recess x 11' 3" (3.49m x 3.42m)  
UPVC double glazed bay window to the frontage, log burner with tiled hearth, brick surround and wood mantel, radiator, parquet flooring.

### Dining Room

12' 5" x 10' 11" into recess (3.79m x 3.33m)  
UPVC double glazed bay window to the rear, living flame gas fire, tiled hearth, wood mantel, radiator, parquet flooring.

### Kitchen

16' 8" reducing to 2.38m x 8' 11" reducing to 1.66m (5.08m x 2.72m)  
Range of oak units to the base and eye level with soft closing doors, feature sparkle effect work surface over, inset stainless steel 1 1/2 sink unit with drainer and mixer tap over, integral fridge, dishwasher, Candy four ring stainless steel hob, with stainless steel extractor over, Beko electric fan oven, CDA slimline dishwasher, chrome heated towel rail, tiled splash backs, radiator, UPVC double glazed window and stable door to rear elevation, loft hatch, access to the utility/storage room.

### Utility/Storage Room

18' 10" x 4' 0" (5.74m x 1.21m)  
Upvc door to front elevation, plumbing for washing machine.

## First Floor

### Landing

UPVC double glazed window to the side aspect, stairs to the second floor.

### Bedroom One

14' 8" plus bay x 10' 10" into wardrobe (4.47m x 3.31m)  
UPVC double glazed bay window to front elevation, radiator.

### Bedroom Two

11' 1" reducing to 2.65m x 10' 11" (3.39m x 3.32m)

UPVC double glazed window to rear elevation, radiator.

### Bedroom Three

8' 0" x 6' 8" (2.43m x 2.04m)  
UPVC double glazed window to front elevation, radiator, storage cupboard.

### Bathroom 0

Comprising of a corner shower cubicle with electric Triton shower, panel bath with mixer shower attachment, vanity wash hand basin with mixer tap over, low level WC, 2 x chrome ladder radiators, cupboard housing Glow Worm gas fired central heating boiler, UPVC double glazed window to side elevation, UPVC double glazed window to the rear, inset ceiling spotlights.

## Second Floor

### Bedroom Four

16' 2" reducing head height x 13' 11" reducing to 3.94m (4.93m x 4.23m)

3 x Velux skylights, radiator, inset ceiling spotlights.

### Garage

18' 9" x 7' 10" (5.71m x 2.40m)

Window to the side elevation.

### Externally

To the frontage, block paved driveway, block paved garden area, incorporating mature trees, gated access to the rear.

To the rear, Indian stone patio area with inset lighting, steps, lawn, brick constructed shed, timber summerhouse, mature hedges, power point and raised bedding areas.





Note:

Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold











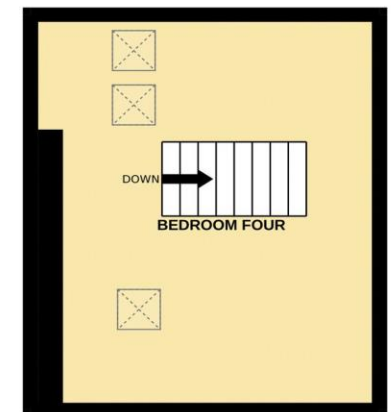
GROUND FLOOR



FIRST FLOOR



SECOND 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 Ball Haye Street and at the traffic lights turn right into the A53 Buxton Road. Follow this road taking the sixth turning left into Novi Lane and immediately turn right into Windsor Drive. Follow this road for a short distance where the property is situated on the right hand side.

## Situation

Ideally located on the outskirts of town this spacious family home is ideally positioned for local amenities and within walking distance of the local schools.

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& Biggs**