



Willow Drive, Cheddleton, ST13 7FG.
OIEO £410,000

Whittaker
& Biggs

Est. 1930

Willow Drive, Cheddleton, ST13 7FG.

Whittaker & Biggs are delighted to offer to the market this detached, four bedroom family home which is situated within the St. Edwards Park development in a quiet cul-de-sac location.

The park itself sits in approximately 122 acres of park and woodland giving access to local country walks along the railway and canal.

Living space is comprised of a hallway, sitting room, WC, kitchen dining room, utility room and garden room to the ground floor, whilst to the first floor is a bathroom and four well-proportioned bedrooms with the principal bedroom having an en-suite shower room.

The dining kitchen is dual aspect and has plenty of units to the base and eye level as well as space for a dining table and chairs. Integral appliances include a four ring gas hob, Zanussi extractor hood, Neff electric fan assisted double oven, Beko dishwasher and a fridge freezer.

The property is heated with a gas fired Vaillant boiler and has the welcome addition of underfloor heating in the kitchen dining room.

Plantation shutters can be found in the sitting room, kitchen, principal bedroom, en-suite and landing which provide both privacy and style.

Externally to the frontage is a block paved driveway suitable for two vehicles and a detached garage, whilst to the rear the southwest facing garden is mainly laid to lawn with an Indian stone patio.

A viewing is highly recommended to appreciate this home's large living space, southwest facing garden and quiet woodland location.

Call Whittaker & Bigg's today to book an appointment on 01538 372006.

Note: Estate Fee: £260 per annum.



Ground Floor

Hallway 14' 5" x 6' 5" (4.4m x 1.95m) Max measurement
Composite double glazed door with transom window to the frontage, stairs to the first, under stairs storage cupboard, radiator, WC off.

WC 6' 4" x 3' 1" (1.94m x 0.95m)

Concealed cistern low level WC, vanity wash hand basin, chrome mixer tap, chrome ladder radiator, part tiled, extractor fan.

Kitchen/Diner 23' 3" x 10' 9" (7.09m x 3.28m)

UPVC double glazed window to the frontage with shutters, UPVC double glazed window to the rear, units to the base and eye level, Neff electric fan assisted double oven, four ring gas hob, Zanussi extractor hood, integral fridge freezer, integral Beko dishwasher, stainless steel sink and a half with drainer, chrome mixer tap, tiled floor, under floor heating, 2 x radiators, space for a dining table and chairs, space for an island unit, utility off, concealed Vaillant boiler.

Utility 6' 4" x 5' 9" (1.93m x 1.74m)

Composite double glazed door to the rear, unite to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, radiator, extractor fan.

Sitting Room 23' 3" x 11' 3" (7.09m x 3.43m)

UPVC double glazed window with shutters to the frontage, UPVC double glazed patio doors to the rear, electric fire with stone effect hearth and surround, 2 x radiators.

Garden Room 15' 7" x 10' 9" (4.74m x 3.27m)

UPVC double glazed patio doors to the side aspect, solid roof, vertical blinds, inset ceiling spotlights, vintage style radiator, access to the utility.

First Floor

Landing 16' 10" x 9' 7" (5.13m x 2.92m)

Max measurement

UPVC double glazed window with shutters to the frontage, radiator, airing cupboard housing hot water tank, loft hatch.

Bathroom 7' 9" x 6' 4" (2.37m x 1.94m)

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

Bedroom One 10' 10" x 10' 2" (3.29m x 3.09m)

UPVC double glazed window with shutters to the rear, built in wardrobes, radiator, en-suite off.

En-suite 10' 9" x 5' 4" (3.27m x 1.62m)

Max measurement

UPVC double glazed window with shutter to the side aspect, shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, extractor fan, chrome ladder radiator.

Bedroom Two 11' 7" x 10' 0" (3.52m x 3.06m)

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

Bedroom Three 11' 1" x 10' 7" (3.38m x 3.22m)

Max measurement

UPVC double glazed window to the rear, radiator.

Bedroom Four 10' 10" x 7' 5" (3.29m x 2.25m)

UPVC double glazed window to the frontage, radiator.

Loft

Part boarded, pull down ladder.



Externally

To the frontage, block paved driveway for two vehicles, detached garage, box hedge boundary, gated access to the rear.

To the rear, fence boundary, area laid to lawn, Indian stone patio, mature trees and shrubs.

Garage 17' 0" x 8' 10" (5.18m x 2.70m)

Detached, brick construction, metal up-and-over door, UPVC double glazed door to the side, UPVC double glazed window to the side, power and light.

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold

Estate Fee: £260 per annum.



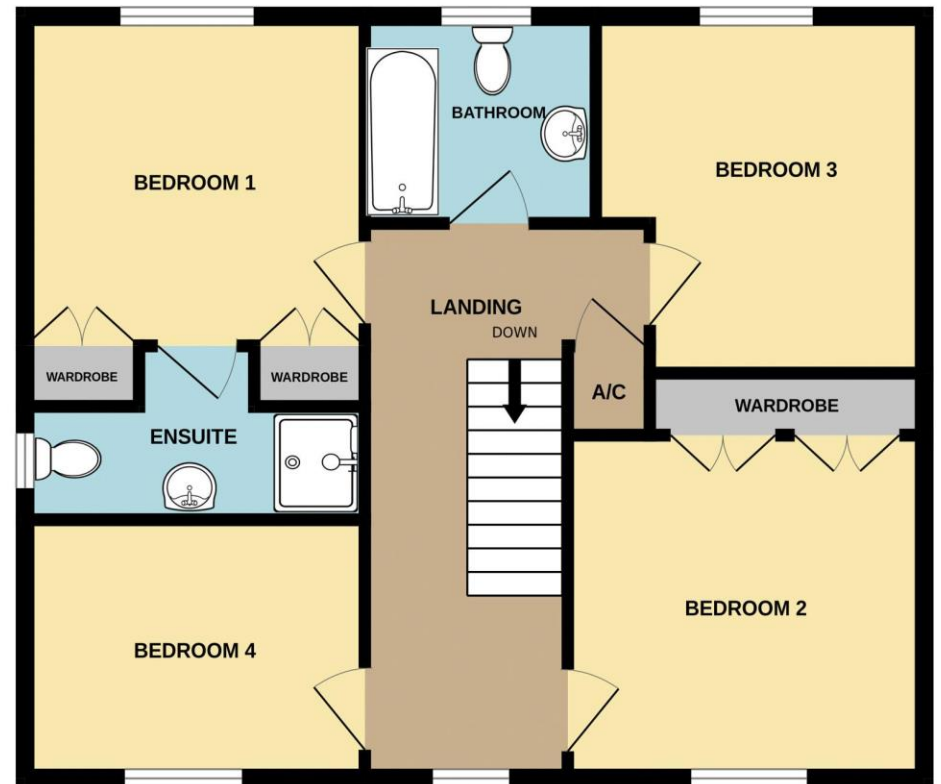




GROUND FLOOR



1ST FLOOR





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 passing through Leekbrook and after passing over the railway bridge take the next turning right into St Edwards Park. Follow the road taking the first turning right into Villa Road and as the road forks take the left hand fork into Willow Drive passing the water tower take the first turning right where the property is situated on the left hand side.

Directions

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.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given 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 nonstandard lenses.

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