



Geneva Drive, Birches Head, ST1 6UW.
OIRO £395,000

Whittaker
& Biggs Est. 1930

Geneva Drive, Birches Head, ST1 6UW.

Whittaker & Biggs are delighted to offer to the market this four bedroom, detached property which is situated in an elevated position, is beautifully presented and has had the double garage converted to create a third reception room.

Living space is comprised of a hallway, WC, open plan kitchen/dining/living area, garden room, a third reception room which is currently used as a bar and a utility room to the ground floor, whilst to the first floor are four bedrooms, an en-suite shower room and a family bathroom.

The open plan kitchen/dining/living area has two sets of French doors to the rear, one of which leads to the garden room beyond the dining room.

The kitchen has a range of base units fitted with quartz worktops and comes complete with integral appliances that include an electric Smeg range cooker, Zanussi dishwasher, extractor hood and an under counter fridge. A beautiful stained glass window to the side elevation creates interest and light.

To the first floor, all four bedrooms are well-proportioned with the principal having an en-suite shower room and fitted wardrobes.

Externally to the rear, the west facing tiered garden has lawns and two decked area with mature trees and shrubs as well as a timber summer house.

To the frontage is a large block paved driveway suitable for multiple vehicles which is surrounded by mature trees and shrubs.

A viewing is highly recommended to appreciate this home's versatile living space, tiered garden and opulent finish.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Hallway 15' 7" x 4' 5" (4.76m x 1.35m)

Wood glazed door to the frontage, stairs to the first floor, radiator, WC off.

WC 6' 5" x 2' 10" (1.95m x 0.86m)

UPVC double glazed window to the frontage, low level WC, wall mounted wash hand basin, chrome mixer tap, radiator.

Kitchen/Dining Room 25' 4" x 8' 6" (7.72m x 2.60m)

UPVC double glazed window to the frontage, UPVC double glazed stained glass window to the side aspect, UPVC double glazed French doors to the rear, base units, quartz worktops, Smeg electric range cooker, extractor fan, undermount copper sink, copper mixer tap, integral Zanussi dishwasher, integral under counter fridge, 2 x vintage style radiators.

Sitting Room 16' 3" x 12' 6" (4.95m x 3.82m)

UPVC double glazed French doors with sidelight window to the rear, living flame gas fire with marble hearth and surround, radiator.

Garden room 11' 3" x 10' 10" (3.43m x 3.31m)

UPVC double glazed construction, French doors to the rear, solid roof with glass panels, radiator, inset ceiling spotlights.

Bar/Reception Room 16' 6" x 15' 5" (5.03m x 4.69m) Max measurement

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

Utility Room 7' 5" x 6' 1" (2.26m x 1.86m)

Wood glazed door to the rear, gas fired wall mounted Worcester boiler, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer.

First Floor

Landing 11' 5" x 7' 10" (3.48m x 2.38m)

Loft hatch.

Bedroom One 13' 9" x 11' 6" (4.20m x 3.51m)

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

En-suite 7' 10" x 5' 5" (2.39m x 1.66m) Max measurement

UPVC double glazed window to the side aspect, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, fully tiled, chrome ladder radiator.

Bedroom Two 13' 8" x 8' 2" (4.16m x 2.48m)

UPVC double glazed window to the frontage, radiator.

Bedroom Three 11' 6" x 11' 4" (3.50m x 3.46m)

UPVC double glazed window to the rear, radiator.

Bedroom Four 8' 9" x 7' 9" (2.67m x 2.36m)

UPVC double glazed window to the frontage, radiator.

Bathroom 7' 7" x 6' 6" (2.32m x 1.98m)

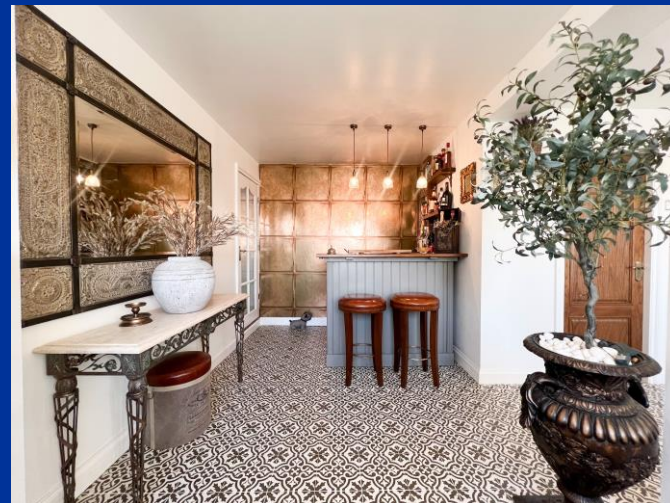
UPVC double glazed window to the frontage, panel bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled.

Loft

Boarded, light.

Externally

To the frontage, block paved driveway, area laid to lawn, mature trees and shrubs. To the rear, tiered garden, 2 x decked areas, gravel area, areas laid to lawn, timber summer house, fence boundary, mature trees and shrubs.

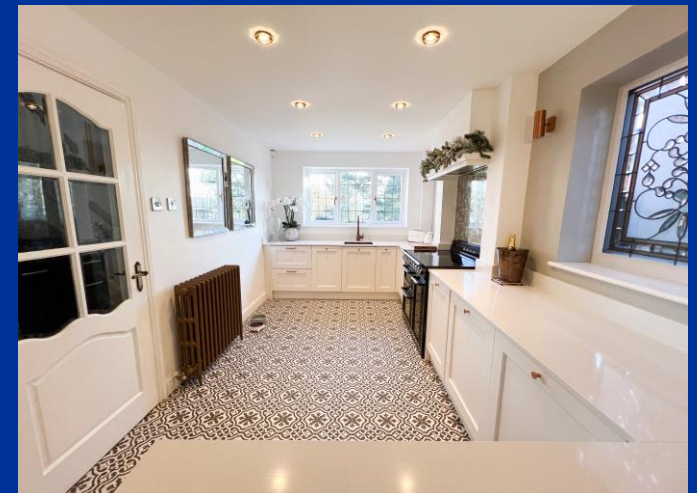


Note:

Council Tax Band: F

EPC Rating: TBC

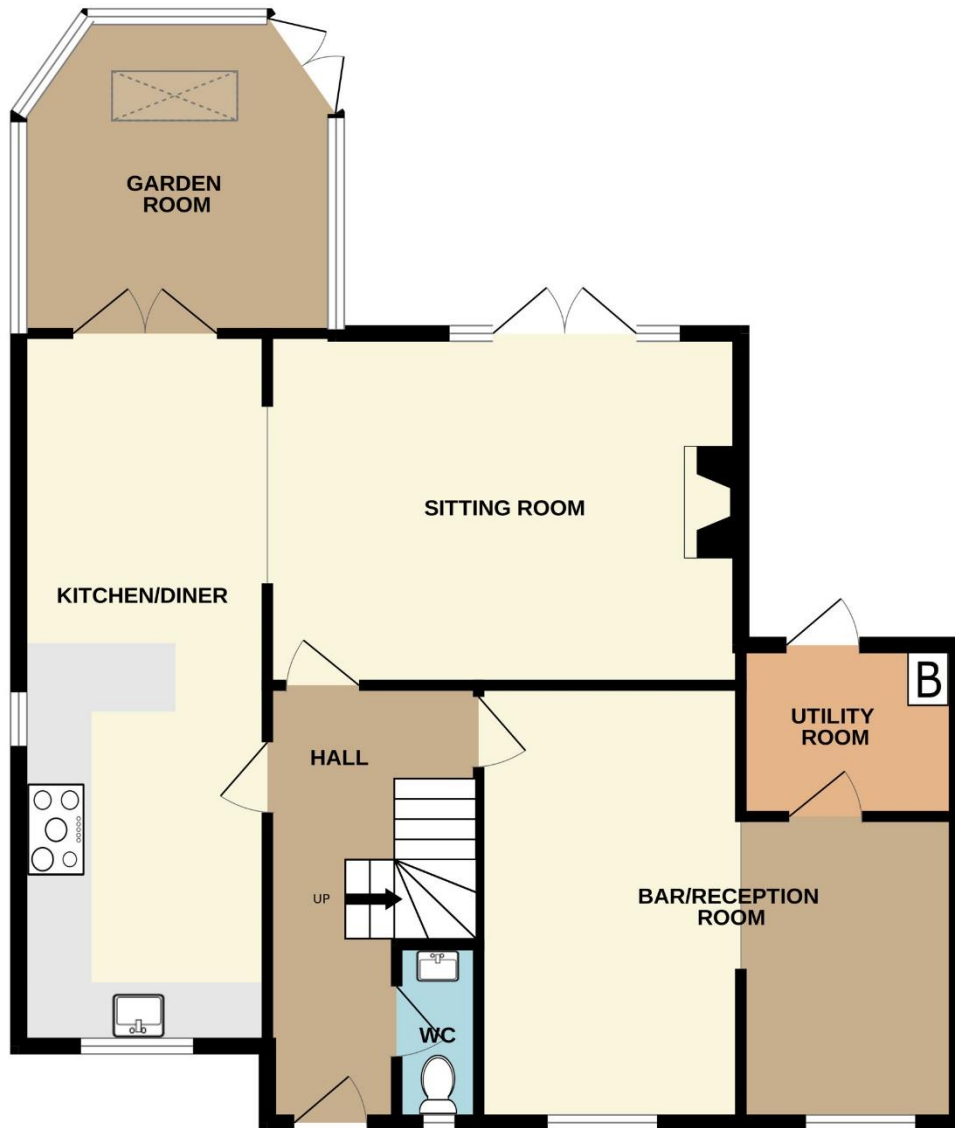
Tenure: Freehold





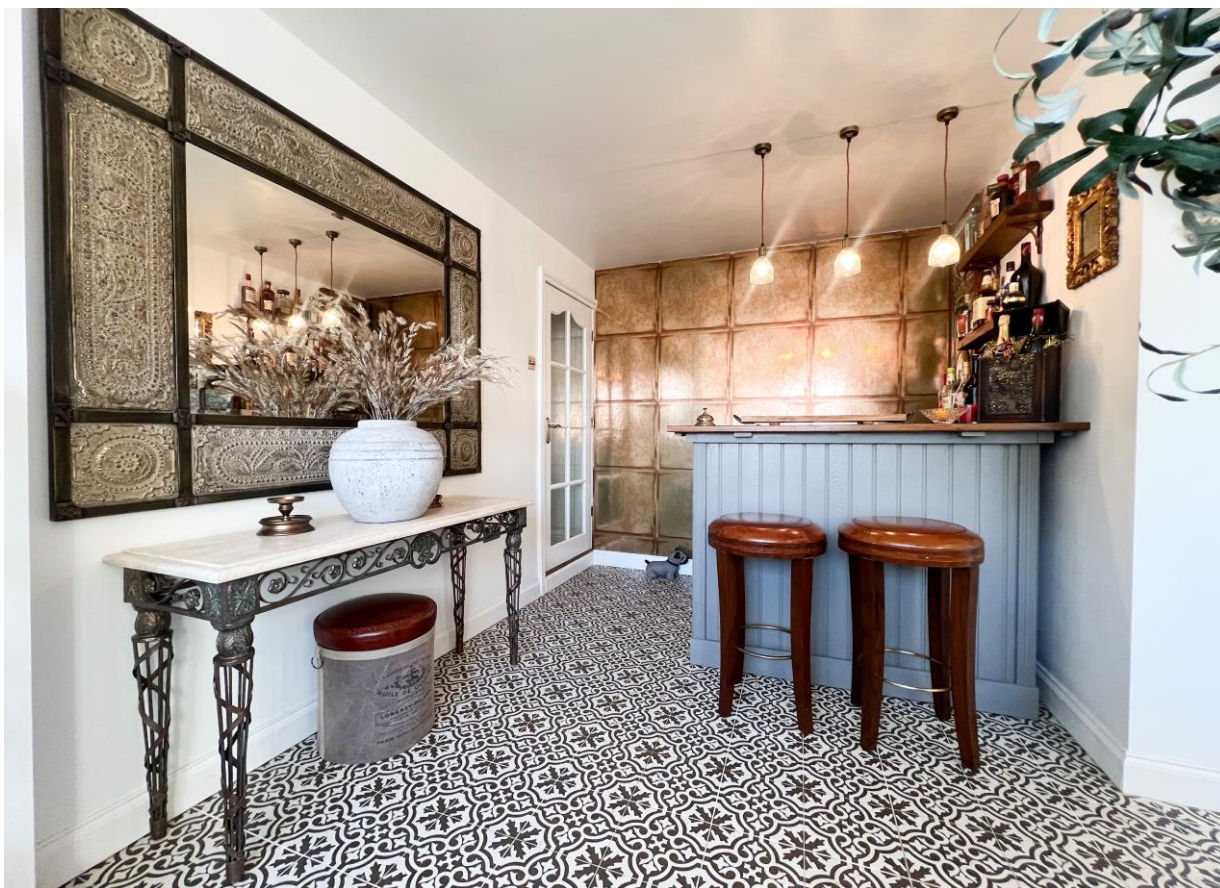


GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street Leek office proceed out of the town on the A53 Newcastle Road, passing through the villages of Longsdon, Endon and Stockton Brook. Just prior to reaching the Esso petrol station on the left hand side, turn left into the A5009 Baddeley Green Lane. Continue along this road and at the traffic lights continue straight ahead following the A5009 Leek Road. Follow this road and taking the first main turning on the right into Birches Head Road. Follow this road then turn right onto Geneva Drive where the property is situated on the left hand side identifiable by a Whittaker and Biggs for sale board.

Situation

The property is situated in Birches Head, with local amenities close by, together with a good bus service into surrounding towns and villages.

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.

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**Whittaker
& Biggs**