



Basford Bridge Lane, Cheddleton, ST13 7EQ.
OIRO £500,000

Whittaker Est. 1930
& Biggs

Basford Bridge Lane, Cheddleton, ST13 7EQ.

Whittaker & Biggs are pleased to offer to the market this detached, five bedroom, split level property that is situated in a semi-rural location with views to the frontage.

Living space is comprised of an entrance hall, playroom and study to the ground floor with a sitting room, kitchen diner, utility room and WC to the lower ground floor.

To the first floor there are two double bedrooms, one with en-suite and a family bathroom, whilst the second floor has two further double bedrooms. The third floor houses a fifth double bedroom and shower room.

The kitchen dining room features an island unit, granite worktops, a Stoves range oven and a Bush integral dishwasher. French doors open to reveal the garden beyond.

There are three reception rooms with the rear sitting room benefitting from a log burner with wood mantel.

Contemporary suites can be found in all three bathrooms, as well as eaves storage in the third floor shower room.

Externally to the frontage is a paved driveway with a detached garage and workshop, gated access to the rear and mature trees.

To the rear, the fully enclosed private garden has an area laid to artificial lawn, two patio areas and mature trees and shrubs.

A viewing is highly recommended to appreciate this home's versatile living space and sought after location.

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



Ground Floor

Hall 15' 5" x 5' 0" (4.70m x 1.53m)

Composite double glazed door to the side aspect, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, stairs down to the lower ground floor, stairs up the first floor.

Playroom 15' 5" x 9' 10" (4.70m x 3.00m)

2x UPVC double glazed arched windows to the frontage, UPVC double glazed window to the side aspect, radiator.

Study 10' 9" x 10' 4" (3.28m x 3.14m)

UPVC double glazed window to the frontage, UPVC double glazed arched window to the side aspect, radiator.

Lower Ground Floor

Sitting Room 15' 7" x 11' 10" (4.75m x 3.60m)

UPVC double glazed patio doors to the rear, UPVC double glazed arched window to the side aspect, log burner, tiled hearth, wood lintel, radiator.

Kitchen/Diner 17' 10" x 11' 10" (5.43m x 3.60m)

UPVC double glazed French doors to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, island unit, granite worktops, Stoves range oven, extractor fan, integral Bush dishwasher, undermount stainless steel sink and a half, chrome mixer tap with spray attachment, space for an American fridge freezer, tiled floor, radiator, inset ceiling spotlights, space for dining table and chairs, loft hatch.

Utility Room 6' 5" x 5' 4" (1.96m x 1.62m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge, radiator, tiled floor, loft hatch.

WC 5' 0" x 2' 11" (1.53m x 0.88m)

UPVC double glazed window to the side aspect, wall mounted sink chrome mixer tap, low level WC.

First Floor

Landing 8' 0" x 4' 7" (2.45m x 1.39m)

Airing cupboard, stairs to the second floor.

Bedroom One 15' 6" x 11' 10" (4.73m x 3.60m)

Max measurement

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

En-suite 7' 5" x 3' 7" (2.25m x 1.08m)

Shower enclosure, chrome fittings, low level WC, pedestal wash hand basin, chrome mixer tap, extractor fan, fully tiled, chrome ladder radiator, inset ceiling spotlights.

Bedroom Two 11' 1" x 10' 3" (3.39m x 3.13m)

Max measurement

UPVC double glazed window to the rear, radiator.

Bathroom 9' 1" x 7' 2" (2.77m x 2.18m)

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, shower enclosure, chrome rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled.

Second Floor

Landing 5' 0" x 3' 3" (1.52m x 1.00m)

UPVC double glazed window to the frontage, stairs to the third floor, radiator.

Bedroom Three 10' 9" x 10' 4" (3.28m x 3.15m)

UPVC double glazed window to the frontage, radiator.

Bedroom Four 15' 2" x 9' 10" (4.62m x 2.99m)

UPVC double glazed window to the frontage, radiator.



Third Floor

Bedroom Five 11' 1" x 11' 0" (3.37m x 3.35m)

2x Velux skylights, concealed Potterton combi boiler, radiator.

Shower Room Shower Room

2x Velux skylights, shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, inset ceiling spotlights, radiator, eaves storage.

Externally

To the frontage, paved driveway, cobblestones, wall boundary, mature trees and shrubs, detached garage with workshop, gated access to the rear,

To the rear, block paved patio, paved patio, area laid to artificial lawn, mature trees and shrubs, fence boundary.

Garage 18' 5" x 11' 7" (5.62m x 3.53m)

Brick construction, wood double door, wood glazed window to the side aspect, power and light, workshop attached.

Workshop 9' 4" x 8' 4" (2.84m x 2.55m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, power and light.

Note:

Council Tax Band: F

EPC Rating: C

Tenure: Freehold



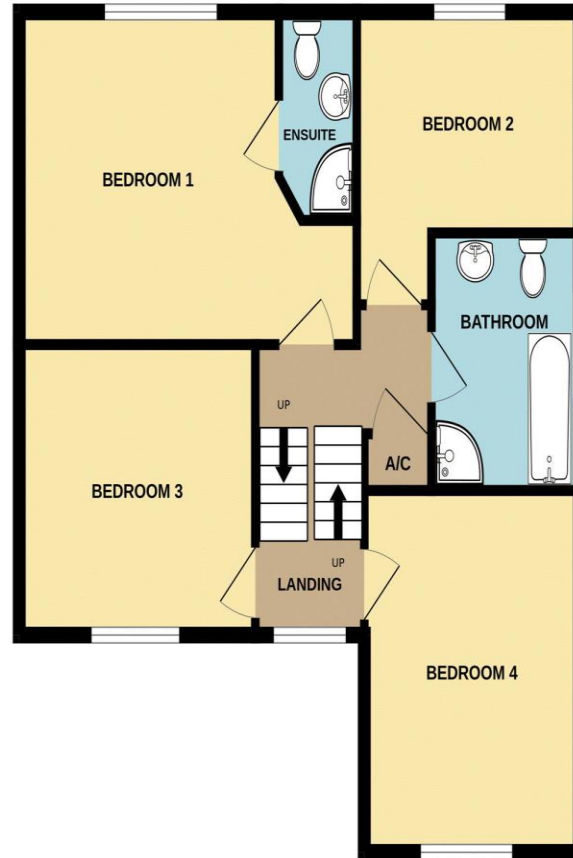




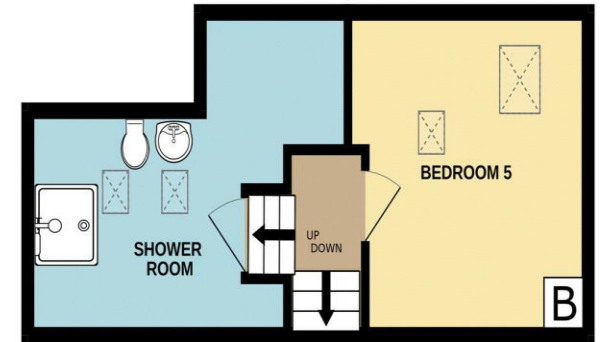
GROUND & LOWER
GROUND FLOOR



1ST & 2ND FLOOR



3RD 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.



Directions

From our Derby Leek office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road, follow this road passing through the village of Leekbrook and into the village of Cheddleton. Continue along until you reach the mini roundabout and turn left into Basford Bridge Lane, where the property is the second house, situated on the left hand side.

Situation

The village of Cheddleton offers amenities including a convenience store, pharmacy and popular first school. Various country walks are within close proximity, along the Cauldon Canal, together with the popular Churnet Valley Railway. The village is situated some three miles from the thriving historic market town of Leek, which benefits from both independent local traders and supermarkets including Morrisons and Sainsbury's.

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