



Brackendale, Leek, ST13 8PD.
OIRO £520,000

Whittaker Est. 1930
& Biggs

Brackendale, Leek, ST13 8PD.

Whittaker & Biggs are delighted to offer to the market this detached, four bedroom property with double garage that is situated in a much sought after location.

Living space is comprised of a hallway, sitting room, dining room, breakfast kitchen, utility room, study and WC to the ground floor, whilst to the first floor is a galleried landing, four bedrooms, en-suite shower room and family bathroom.

The newly fitted kitchen is well appointed with a good range of units including an island, and is equipped with a Neff ceramic induction hob, Neff extractor hood, Neff integral combi microwave and oven, Neff electric fan assisted slide and hide oven and a Neff integral dishwasher. A useful utility room is beyond the kitchen.

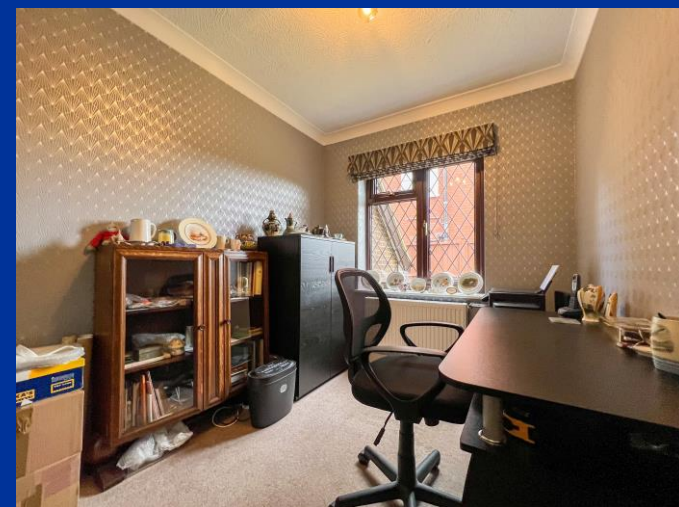
Contemporary white suites can be found in both the bathroom and the en-suite shower room with the family bathroom having a corner freestanding bath and separate shower enclosure.

The property is double glazed throughout and is heated by a gas fired Vaillant combi boiler. Additionally, there are solar panels that provide electricity to the home.

Externally to the frontage is a tarmac driveway and double garage with electric roller doors, to the rear is a tiered gravel garden with mature trees and shrubs.

A viewing is highly recommended to appreciate this home's sizable living space, quiet cul-de-sac location and beautiful finish throughout.

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



Ground Floor

Hallway 12' 10" x 11' 1" (3.92m x 3.38m)

Max measurement

Composite double glazed door to the frontage, UPVC double glazed window to the frontage, radiator, stairs to the first floor.

Sitting Room 22' 10" x 12' 8" (6.95m x 3.86m)

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, living flame gas fire, marble surround and hearth with lighting, 2x radiators.

Dining Room 11' 4" x 10' 11" (3.45m x 3.34m)

UPVC double glazed French doors to the rear, anthracite vertical column radiator, wood glazed double doors into the sitting room.

Kitchen/Breakfast Room 14' 8" x 11' 9" (4.47m x 3.57m)

Max measurement

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, island unit, composite worktops, Neff ceramic induction hob, Neff extractor hood, Neff integral combi microwave and oven, Neff electric fan assisted slide and hide oven, Neff integral dishwasher, stainless steel sink and a half with drainer, chrome mixer tap, inset ceiling spotlights, anthracite vertical column radiator, space for a free standing fridge freezer.

Utility 6' 9" x 3' 9" (2.05m x 1.15m)

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, worktops, stainless steel circular sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, wall mounted gas fired Vaillant combi boiler.

Study 9' 8" x 7' 3" (2.94m x 2.21m)

UPVC double glazed window to the side aspect, radiator.

WC 4' 10" x 4' 0" (1.48m x 1.21m) Max measurement
UPVC double glazed window to the frontage, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator.

First Floor

Galleried Landing 14' 2" x 10' 3" (4.32m x 3.13m)

Max measurement

UPVC double glazed window to the frontage, radiator, loft hatch, storage cupboard.

Bedroom One 12' 11" x 12' 8" (3.93m x 3.85m)

UPVC double glazed window to the rear, built in wardrobes, cream vertical column radiator, en-suite.

En-suite 8' 4" x 5' 0" (2.53m x 1.53m)

UPVC double glazed window to the rear, walk-in shower enclosure, chrome fitments, rainfall shower head and hand held shower, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan.

Bedroom Two 11' 2" x 10' 0" (3.41m x 3.04m)

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

Bedroom Three 12' 4" x 8' 7" (3.75m x 2.61m) Max measurement

UPVC double glazed window to the frontage, fitted wardrobes, radiator.

Bedroom Four 12' 8" x 7' 3" (3.85m x 2.20m)

UPVC double glazed bay window to the frontage, radiator.

Bathroom 7' 9" x 7' 1" (2.36m x 2.15m)

UPVC double glazed window to the rear, corner free standing bath, chrome mixer tap, pedestal wash hand basin, chrome mixer tap, shower enclosure, chrome fitments, rainfall shower head and handheld shower, low level WC, chrome ladder radiator, extractor fan.



Loft

Part boarded, insulated, light, solar panel controls.

Externally

To the frontage, tarmacadam drive, double garage, gated access to the rear on both sides, mature trees and shrubs, hedge boundary.

To the rear, tiered garden laid to gravel, hedge and fence boundary, paved patio, mature trees and shrubs, wooden pergola. Solar panels.

Garage 18' 10" x 16' 8" (5.73m x 5.07m)

2x electric roller doors, UPVC double glazed window to the side aspect, light and power, water supply, loft storage.

Note:

Council Tax Band: F

EPC Rating: B

Tenure: 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, offices proceed to the roundabout turning left into Ball Haye Street. Follow this road and at the traffic lights turn left into Stockwell Street. Follow this road for a short distance and after passing the Old Church on the right hand side as the road forks to the right, take the left hand fork into West Street. Follow this road for a short distance and after passing St. Edwards Junior High School on the left hand side, as the road forks to the right, take the left hand turning into Westwood Park Drive. Follow this road for a short distance taking the second turning left into Brackendale where the property is located on the right hand side.

Situation

Brackendale is situated to the West End of the busy market town of Leek. Set in a quiet cul-de-sac location with the sought after Westwood Schools all within easy walking distance.

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
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