



Davenport Close, Leek, ST13 8NU.  
OIRO £335,000

Whittaker  
& Biggs  
Est. 1930



# Davenport Close,

Leek, ST13 8NU.

Selling with NO CHAIN, Whittaker & Biggs are pleased to offer to the market this three bedroom, detached home, situated in the desirable West End of Leek market town and within an excellent location for all local schools.

The property is comprised of a porch, hallway, WC, dual aspect sitting / dining room, conservatory, kitchen, utility, office and garage/store to the ground floor, whilst to the first floor are three bedrooms and bathroom.

The kitchen is positioned at the rear of the property and is equipped with integrated appliances that include a Neff gas hob, Belling electric fan assisted double oven, Neff dishwasher and an integral under counter fridge. Additionally, the utility area has cupboard space for a washing machine and tumble dryer as well as access to the rear garden. Furthermore, there is a large, walk-in under stairs larder store.

A white suite, which includes a corner bath and a separate shower enclosure can be found in the bathroom.

All three bedrooms are well proportioned with bedrooms one and two being over 18ft in length and having fitted wardrobes and eaves storage. Bedroom one houses the hot water tank.

To the frontage there is a lawned garden with well stocked borders and a paved driveway.

To the rear, the lawned garden offers a paved patio, timber summerhouse, two sheds and far reaching views over the neighbouring countryside and The Roaches.

Selling with NO CHAIN, a viewing is highly recommended to appreciate this home's location and living space.

Call Whittaker & Biggs today to book a viewing on 01538 372006.





## Ground Floor

**Porch** 9' 10" x 2' 7" (3.00m x .80m)

Aluminium double glazed patio doors to the frontage.

**Hall** 11' 11" x 7' 10" (3.64m x 2.38m) Max measurement

Wood glazed door and sidelight window to the frontage, radiator, stairs to the first floor, storage cupboard, WC.

**WC** 6' 11" x 2' 6" (2.11m x 0.77m)

Wood glazed window to the frontage, low level WC, vanity wash hand basin, chrome mixer tap.

**Sitting/Dining Room** 23' 8" x 11' 11" (7.22m x 3.64m)

UPVC double glazed bay window to the frontage, 2x radiators, log burner with stone hearth and surround, wood glazed French doors and windows to the rear.

**Conservatory** 12' 0" x 9' 0" (3.67m x 2.75m)

UPVC double glazed construction, patio doors to the side aspect, polycarbonate roof, tiled floor, radiator.

**Kitchen** 10' 6" x 8' 10" (3.21m x 2.70m)

Max measurement

UPVC double glazed window to the rear, units to the base and eye level, Neff gas hob, Belling electric fan assisted double oven, integral Neff dishwasher, integral under counter fridge, stainless steel sink and a half with drainer, chrome mixer tap, under stairs larder cupboard, radiator.

**Utility** 8' 11" x 5' 10" (2.71m x 1.78m)

Wood glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, space and plumbing for a concealed washing machine, space for a concealed tumble dryer, radiator.

**Office** 9' 0" x 7' 11" (2.75m x 2.42m)

UPVC double glazed window to the side aspect, fitted cupboards and desk, Worcester gas fired boiler.

**Garage/Store** 9' 0" x 8' 10" (2.75m x 2.68m)

Electric roller door, power and light, worktop, wall cupboard.

## First Floor

**Bathroom** 10' 7" x 5' 1" (3.22m x 1.56m)

UPVC double glazed window to the rear, corner bath, chrome mixer tap, quadrant shower enclosure, electric Mira shower, pedestal wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled, extractor fan.

**Bedroom One** 18' 4" x 11' 11" (5.60m x 3.63m)

UPVC double glazed window to the rear, radiator, fitted wardrobes, cupboards and drawers, cupboard housing the hot water tank, eaves storage access.

**Bedroom Two** 18' 4" x 9' 4" (5.60m x 2.84m)

UPVC double glazed window to the rear, radiator, fitted wardrobes, cupboards and drawers, eaves storage access.

**Bedroom Three** 9' 7" x 7' 4" (2.93m x 2.24m)

UPVC double glazed window to the frontage, fitted wardrobes, over stairs storage, radiator, loft hatch.

## Externally

To the frontage, paved patio, area laid to lawn, hedge and fence boundary, mature trees and shrubs, access to the rear from both side, one gated.

To the rear, paved patio, area laid to lawn, mature trees and shrubs, timber summerhouse, 2x timber sheds, views over the neighbouring countryside and The Roaches.

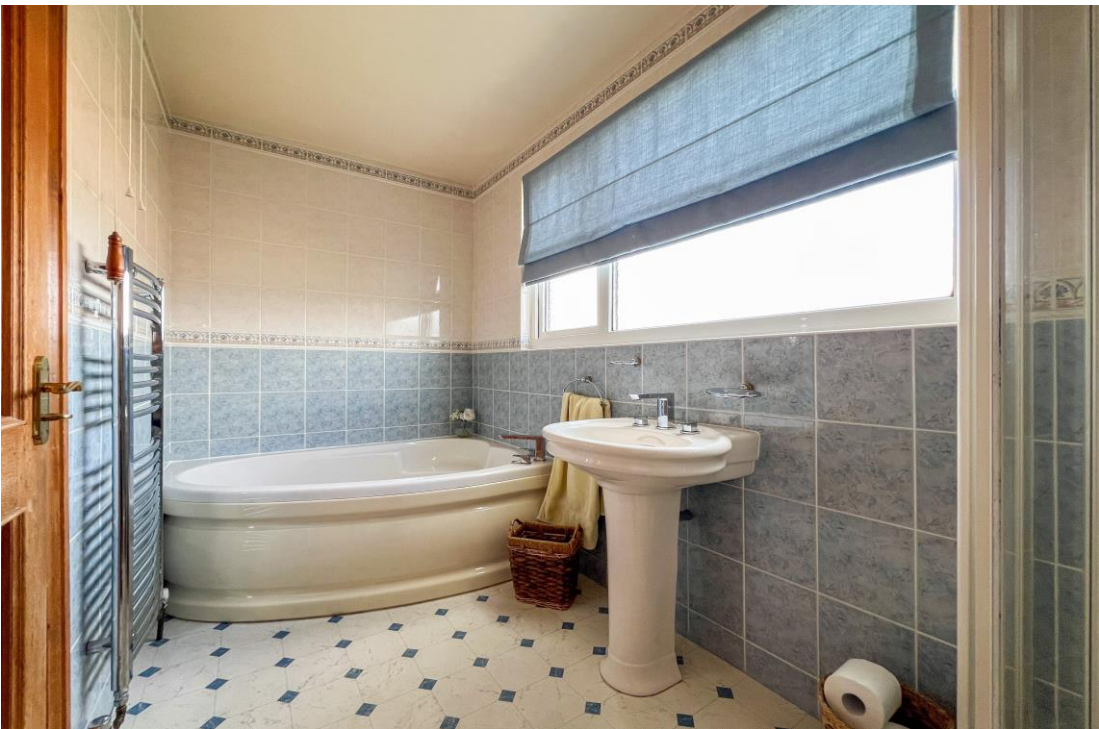




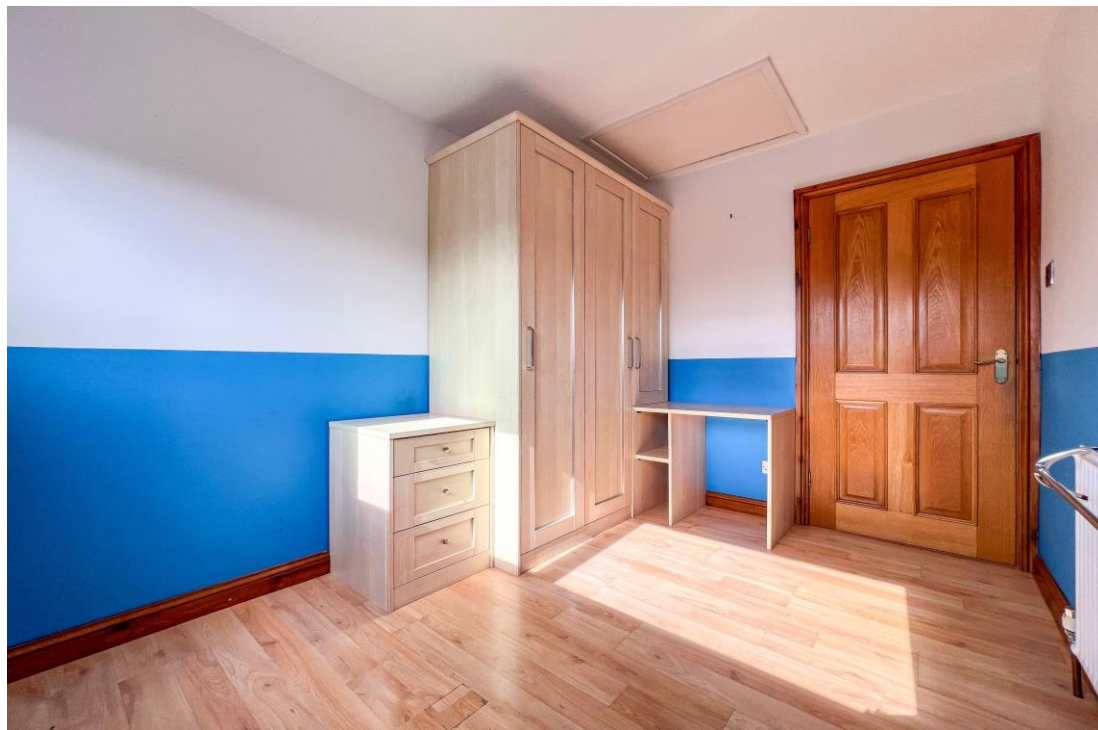
Note:  
Council Tax Band: D  
EPC Rating: D  
Tenure: Freehold

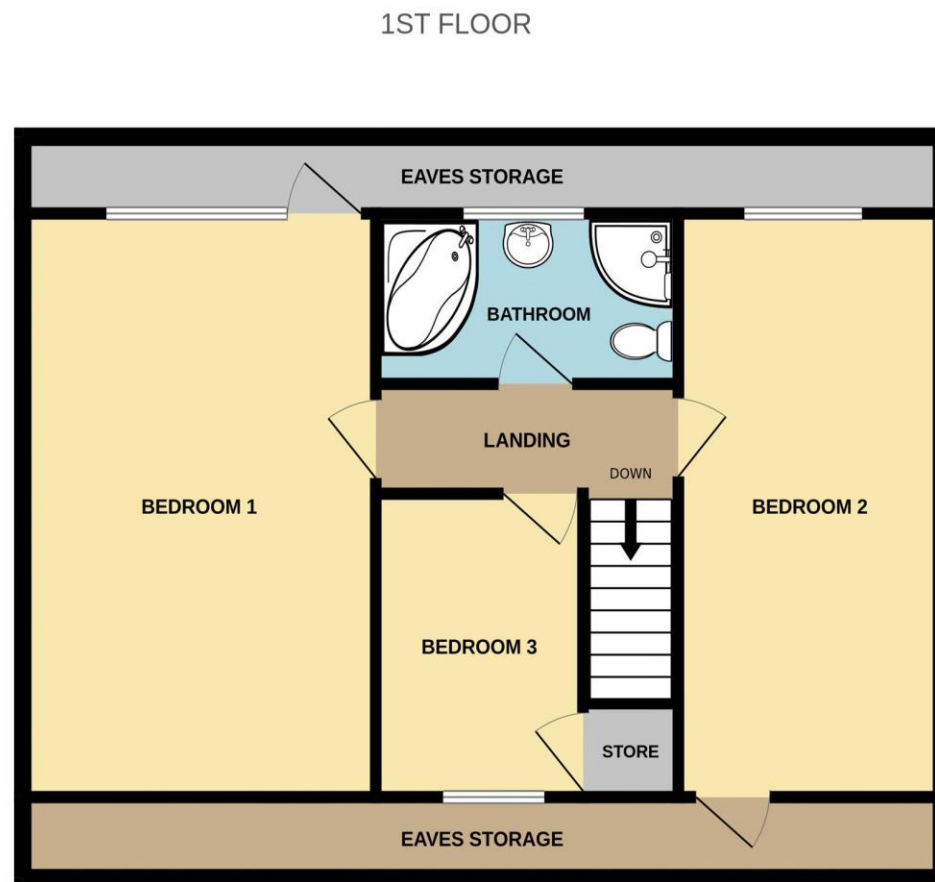












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 left in Stockwell Street. Follow this road and as the road forks take the left hand fork into West Street, continue along this road passing the St Edward Academy School on the left hand side taking the second turning into Westwood Park Drive. Follow this road taking the second left into Wettenhall Drive and the second right into Davenport Close where the property is situated on the right hand side identifiable by a Whittaker & Biggs for sale board.

## Situation

This well presented home is situated in a sought after location to the West End of the town, within easy walking distance of all the popular Westwood schools. Leek town centre is a busy market town and consists of many traditional shops, public houses, antique shops and supermarkets.

**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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