



Waterside, Denford Road, Longsdon, Staffordshire Moorlands, ST9 9QG.
Offers in the Region Of £750,000

Whittaker Est. 1930
& Biggs

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A unique and exciting opportunity to purchase this stunning four bedroom detached property, which is located on an approximate 0.31 of an acre plot, consisting of mature gardens which flow down to the canal side, providing both mooring and fishing rights. The current vendor has tastefully renovated/extended Waterside and the property now boasts four bedrooms, four reception rooms, three bathroom/ensuite rooms, contemporary kitchen, garage store and much more! Bedroom one is an impressive 20ft with ensuite and a 23ft garden room with stunning views towards the Cauldon Canal and beyond. A driveway is located off Denford Road and provides off street parking and access to the garage store. The property incorporates photovoltaic panels, 10kWh battery storage with 2 x 5kWh inverters and is warmed via an air source heat pump, with majority underfloor heating and air conditioning units to bedroom one and the garden room.

You're welcomed into the property via the hallway which is located to the side of the property on the middle tier. From the hallway you have access to the lower and upper tiers, via the Oak staircase. Heading to the lower tier is an inner hallway with storage room, useful WC room and access to the front door. Heading off into the dining room is a bay fronted window and the room opens up into a further snug room with kitchen off. The kitchen is a contemporary design, having a two tone colour combination with quartz worksurfaces/upstands, induction hob, angled extractor, AEG combination microwave/oven, AEG fan assisted oven, integrated dishwasher, integrated fridge/freezer, undermount 1 1/2 sink with chrome Quooker boiling hot water tap and wine chiller. From the hallway is the living room, which has an Aga wood burning stove, set within a stone hearth, surround and mantle. The garden room is located to the side of the property and has built in seating, has an air conditioning unit and is a great place to enjoy the stunning views.

Within the middle tier is bedroom one, this generous space has fitted wardrobes, air conditioning unit, patio doors to the rear patio and ensuite bathroom. The ensuite is stunning and incorporates both a double ended bath, walk in shower enclosure and built in vanity, WC and storage. Also located within the middle tier is a storage room.

To the upper tier are three well proportioned bedrooms, with bedroom two having an ensuite shower room. A utility/office room is also located within this level, along with the family bathroom.

Externally to the frontage is a porcelain patio area with stainless steel and glass balustrade. Stepped access to a lawn area with timber summerhouse, having power/light, composite decking and air conditioning. A further timber shed provides storage. To one side of the property is a continuation of the porcelain patio from the frontage, with stainless steel and glass balustrade. To the other side is vehicle access from Denford Road, with walled boundary and gated access onto the front garden.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes stunning location, plot, views, high specification, versatile layout and green credentials.

Situation

Waterside is situated in the picturesque village of Longsdon, with far reaching views over the open countryside. The village is well placed for commuting into the popular historic market town of Leek, which is some 3 miles to the North East. The town offers an abundance of local traders and independent shopping, whilst also boasting traders such as Morrisons and Sainsburys. Longsdon is also well placed for good local schools including Endon and, in the private sector, for Kings School and Beech Hall School, Macclesfield.



Middle Tier

Hallway

Composite double glazed door to the side, UPVC double glazed window to the side, stairs to the upper tier, tiled floor, inset ceiling spotlights, under floor heating.

Store

Currently used as dog room, metal gate.

Bedroom One 20' 6" x 12' 3" (6.25m into wardrobe x 3.74m)

UPVC double glazed French doors with sidelight windows to the side, UPVC double glazed window to the front aspect, fitted wardrobes, air conditioning unit, inset ceiling spotlights, under floor heating.

En-suite

UPVC double glazed sash window to the side, walk-in shower enclosure, chrome fittings, rainfall shower head, double ended panel bath, chrome mixer tap, vanity wash hand basin, chrome mixer tap, concealed cistern WC, inset ceiling spotlights, extractor fan, under floor heating.

Lower Tier

Front Hallway

Composite double glazed door to the front aspect, store room, under floor heating.

Kitchen 11' 11" x 9' 8" (3.63m x 2.95m)

UPVC double glazed sash window to the side, units to the base and eye level, quartz worktop, Lamona ceramic hob, AEG electric fan assisted double oven, AEG combination microwave oven, Lamona integral dishwasher, integral fridge freezer, inset ceiling spotlight, ceramic undermount sink and a half, chrome Quooker tap, integral wine fridge, under floor heating.

Dining Room 13' 9" x 11' 11" (4.19m into bay x 3.63m)

UPVC double glazed bay window to the front aspect, inset ceiling spotlights, under floor heating.

Snug 11' 10" x 8' 8" (3.60m x 2.65m)

UPVC double glazed window to the front.

Living Room 12' 1" x 12' 0" (3.69m x 3.65m)

UPVC double glazed sash bay window to the front aspect, Aga log burner, stone hearth and surround, inset ceiling spotlights, under floor heating.

WC 5' 5" x 4' 4" (1.66m x 1.33m)

UPVC double glazed window to the rear aspect, high level WC, pedestal wash hand basin, chrome mixer tap, white vertical column radiator, extractor fan.

Garden Room 23' 1" x 9' 8" (7.03m x 2.94m)

Hardwood double glazed construction, inset ceiling spotlights, radiator, built in seating, solid roof, inset ceiling spotlights, French doors to the rear aspect.

Upper Tier

Bedroom Two 8' 1" x 12' 4" (2.46m x 3.75m)

UPVC double glazed sash window to the front aspect, radiator, ornamental cast iron fire place, en-suite off.

En-suite 5' 4" x 4' 2" (1.63m x 1.26m) max measurements

Quadrant shower enclosure, chrome fittings, rainfall shower head, wall mounted wash hand basin, chrome mixer tap, low level WC, white vertical column radiator, inset ceiling spotlights, extractor fan.

Bedroom Three 12' 0" x 11' 1" (3.65m x 3.37m)

UPVC double glazed sash window to the front aspect, radiator, ornamental cast iron fire place.



Bedroom Four 12' 0" x 11' 0" (3.65m x 3.36m)

UPVC double glazed sash window to the side, radiator, ornamental cast iron fireplace.

Bathroom 9' 5" x 8' 4" (2.86m x 2.55m) max measurements

UPVC double glazed window to the rear aspect, P-shaped bath, chrome mixer tap, handheld shower attachment, wall mounted wash hand basin, chrome mixer tap, low level WC, inset ceiling spotlights, extractor fan, vertical column radiator.

Utility/Office 8' 1" x 3' 4" (2.46m x 1.01m)

UPVC double glazed window to the front aspect, worktop, ceramic sink, chrome mixer tap.

Externally

To the side, shale driveway, access to garage store, dry stone wall boundary. To the other side, porcelain patio, glass balustrade, mature trees and shrubs, timber shed. To the frontage, porcelain patio, glass balustrade, laid to lawn, mature trees and shrubs, solar panels, summerhouse.

Garage Store Garage Store

Double doors.

Summer House

Timber construction, UPVC double glazed French doors to the frontage, air conditioning, power and light, composite decking.

Note:

Council Tax Band: F

EPC Rating:

Tenure: believed to be Freehold



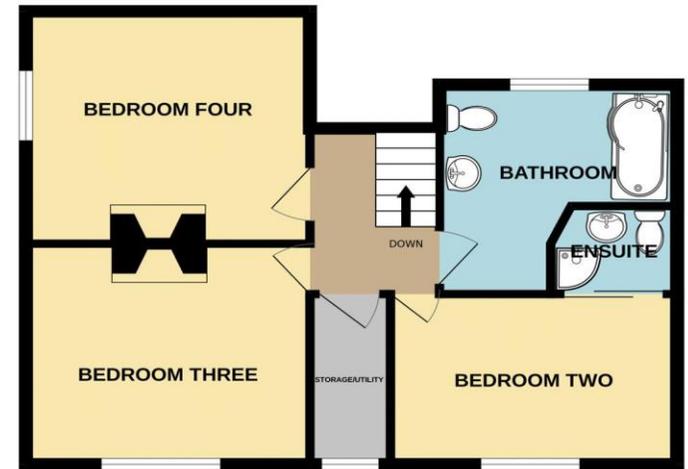




GROUND FLOOR



1ST FLOOR





Directions

From our Derby Street, Leek, offices proceed along Haywood Street, follow this road for a short distance proceeding straight ahead at the traffic lights into Broad Street and at the mini roundabout proceed straight ahead on to the A53 Newcastle Road. Follow this road into the village of Longsdon and take the second turning left into Denford Road, follow this road for a short distance and the property is situated on the left hand side, identifiable by a Whittaker & Biggs for sale board.

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