



Bluebell Close, Leekbrook, Staffordshire Moorlands, ST13 7AW.
Offers in Excess Of £350,000

Whittaker
& Biggs Est. 1930

Bluebell Close, Leekbrook, ST13 7AW.

This immaculately presented four-bedroom detached family home is nestled within an impressive plot having large driveway to the frontage, garden to the side and a stunning enclosed garden to the rear, which incorporates a timber summer house. The property boasts two reception rooms, bathroom, ensuite shower room, utility, integral garage and WC to the ground floor.

You're welcomed into the property via the entrance hallway, with useful understairs storage and WC off. The living room is located to the front, has bay fronted window, double doors through to the dining room and feature fireplace. The dining room is located to the rear of the property and can comfortably incorporate a dining table and chairs, with patio doors providing access to the rear garden. The breakfast kitchen has a good range of fitted units to the base and eye level, stainless steel 1 ½ sink with drainer and satin finished mixer tap, four ring gas hob with extractor, electric fan assisted oven, space for a dishwasher, space for a under counter fridge, room for a breakfast table and chairs, access to the integral garage and utility room. The utility room has matching base and eye level units, space and plumbing for a washing machine and dryer, gas fired boiler and access to the rear garden. The integral garage is located to the front of the property, has up and over door, power and light connected.

To the first floor the landing has a cupboard housing the immersion heated tank and provides access to four well proportioned bedrooms and the family bathroom. Bedroom one and two have fitted wardrobes and bedroom one also incorporates an ensuite shower room, which has a corner shower with chrome fitment, low level WC, vanity wash hand basin with chrome heated ladder radiator.

Externally to the front is a tarmacadam driveway, area laid to lawn, hedged boundary, access to the garage and side of the property, which has gated access to the rear garden. The rear garden has a fenced boundary, patio, lawn, outside water tap, decked area and the summer house, which is of timber construction and incorporates power.

A viewing is highly recommended to appreciate this homes location, plot and excellent condition.

Situation

This home is situated on the popular Wain Homes Development, which is situated a short drive away from Leek town centre. Set in the village of Leekbrook, which provides a useful shop and the Churnet Valley Railway is situated in close proximity, giving access to local country walks.



Entrance Hall

Composite double glazed door to the front elevation, stairs to the first floor, understairs storage cupboard.

WC 6' 10" x 2' 9" (2.09m x 0.83m)

Lower level WC, UPVC double glazed window to the front elevation, wall mounted sink, tiled splashbacks.

Living Room 16' 8" x 10' 9" (5.08m x 3.27m)

Two radiators, UPVC double glazed bay window to the front elevation, feature fireplace with granite style hearth, surround and wood mantle, double doors into Dining Room.

Dining Room 9' 2" x 11' 3" (2.79m x 3.42m)

Radiator, UPVC double glazed patio doors to the rear elevation, UPVC double glazed windows to the rear elevation.

Breakfast Kitchen 11' 4" x 8' 10" (3.45m x 2.68m)

Range of fitted units to the base and eye level, stainless steel one and half bowl sink unit with satin mixer tap, four ring gas hob, extractor above, Samsung electric fan assisted oven, plumbing for dishwasher, space for freestanding fridge, radiator, space for breakfast table, tiled splashbacks, access to integral Garage and Utility.

Utility Room 5' 9" x 6' 3" (1.75m x 1.91m)

Range of matching units to the base and eye level, stainless steel sink unit with drainer and chrome mixer tap, plumbing for washing machine, space for dryer, radiator, gas fired boiler, composite double glazed door to the rear elevation.

Garage 17' 0" x 8' 11" (5.19m x 2.71m)

Up and over door, power and light connected.

First Floor

Landing

Radiator, cupboard housing immersion heated tank.

Bedroom One 14' 1" x 14' 8" (4.29m x 4.48m)

(Maximum Measurement)

His and hers wardrobes, radiator, UPVC double glazed window to the front elevation.

Ensuite 8' 11" x 6' 0" (2.72m x 1.83m)

Corner shower cubicle with chrome fitment, lower level WC, pedestal wash hand basin, UPVC double glazed window to the front elevation, chrome heated ladder radiator, fully tiled, extractor fan.

Bedroom Two 11' 9" x 8' 11" (3.58m x 2.72m)

UPVC double glazed window to the front elevation, radiator, built in wardrobes.

Bedroom Three 9' 11" x 11' 2" (3.01m x 3.41m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Four 9' 0" x 8' 7" (2.75m x 2.62m)

UPVC double glazed window to the rear elevation, radiator.

Bathroom 5' 11" x 6' 10" (1.81m x 2.08m)

Panelled bath with chrome mixer tap, lower level WC, pedestal wash hand basin, radiator, partly tiled, UPVC double glazed window to the rear elevation.

Outside

Externally to the front is tarmacadam driveway, area laid to lawn, area laid to gravel, hedged boundary, path to one side, gated access to the rear garden, courtesy lighting.

To the rear is area laid to lawn, Indian stone patio, outside water tap, fenced boundary, decking area, power point.



Summer House

Lillevilla log cabin, electric heater, three double power sockets, external double power socket, double glazed window and patio door to the front elevation.

Note:

Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be Freehold

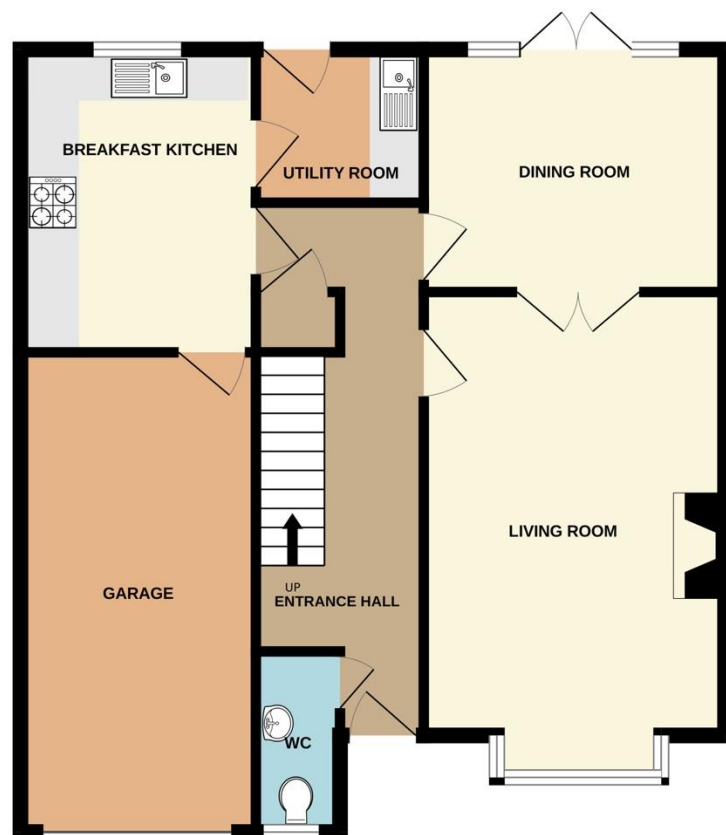
Maintenance Charge – Currently £193.13 per annum for communal grounds.



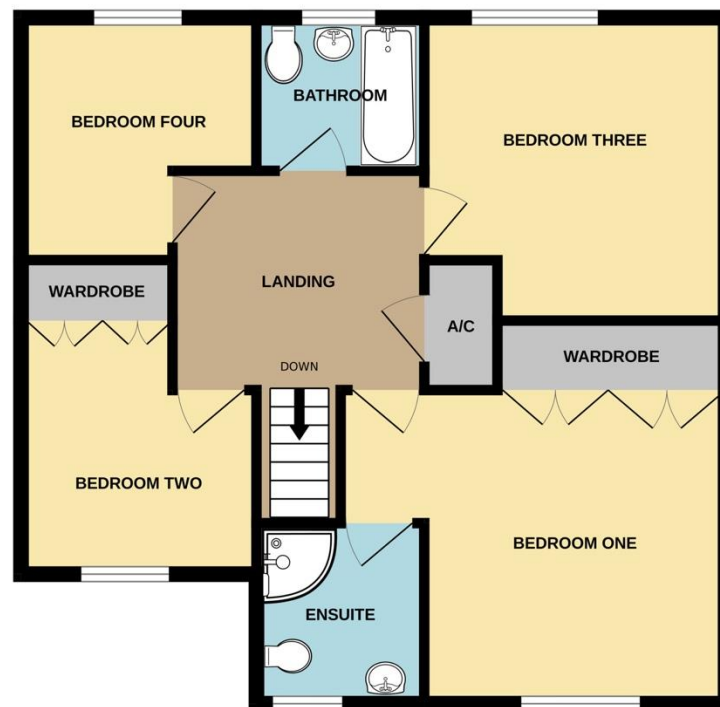




GROUND FLOOR



1ST FLOOR





Directions

From out Derby Street Leek Offices proceed out of the town on the A520 Cheddleton Road passing through Birchall. Upon entering Leekbrook, turn right into the Wain Homes Development taking the first left into Tulip Way and then the first left into Bluebell Close. Follow this road where the property is located on the left hand side, identified by our for sale board.

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.

45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**