



Burgis Close, Cheddleton, Staffordshire Moorlands, ST13 7NR.
Offers in the Region Of £385,000

Whittaker
& Biggs Est. 1930

Burgis Close, Cheddleton, ST13 7NR.

This stunning three-bedroom detached bungalow is nestled within a substantial walled plot, in a quiet cul de sac location and offers spectacular uninterrupted views of the neighbouring countryside and beyond. The property boasts three reception rooms, well maintained gardens to all sides, 32ft brick constructed garage, contemporary shower room and well-equipped kitchen.

You're welcomed into the property via the entrance hallway from either the front or rear. Then through to the inner hallway, which has useful storage cupboards with one housing the gas fired boiler. The kitchen has a good range of fitted units to the base and eye level, integrated fridge/freezer, washing machine, composite sink with satin finished tap, electric cooker with extractor and access to the dining room. The dining room can comfortably accommodate a family sized dining table and chairs and is a light and airy space. The living room has bay fronted window, feature fireplace and provides access to the conservatory, which is of Upvc double glazed construction and provides those breathtaking views towards Basford. All three bedrooms have fitted wardrobe space and are serviced via the modern shower room, with walk in shower, chrome fitment, low level WC and pedestal wash hand basin.

Externally to the frontage are walled and hedged gardens mainly laid to lawn, well stocked borders, with stepped access to a pathway which runs to the front and sides of the property. To one side is a well stocked border with a continuation of the walled boundary and to the other side is a hedged boundary. The rear garden has patio areas, lawn, walled and hedged boundary, brick constructed garage and block paved driveway. The garage has up and over door, Upvc double glazed windows, pedestrian door, power and light connected.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes plot size, privacy, views and spacious and versatile accommodation.

Situation

The property is ideally situated within a cul-de-sac location having views to the front elevation. Cheddleton is a popular semi-rural village boasting local shops, country public houses and various walks along the canal and railway. A short driveway away is the market town of Leek and also within easy commuting distance to Ashbourne, Macclesfield and the Potteries.



Entrance Hall 13' 0" x 6' 6" (3.95m x 1.99m)

UPVC double glazed door to the front and rear, UPVC double glazed window to the frontage, UPVC double glazed window to the side, radiator.

Inner Hall

Loft access, radiator, 2x storage cupboards, one housing the gas fired Vaillant boiler.

Shower Room 8' 3" x 5' 7" (2.51m x 1.70m)

UPVC double glazed window to the side, walk-in shower enclosure, chrome fitment, pedestal wash hand basin, low level WC, part tiled, anthracite heated towel rail.

Kitchen 14' 8" x 7' 3" (4.46m x 2.22m)

UPVC double glazed window to the frontage, units to the base and eye level, electric hob, oven and grill, extractor, radiator, integral freezer, integral fridge, integral washing machine, composite sink with drainer, satin finished tap, tiled splash backs, dining room off.

Dining Room 15' 6" x 8' 1" (4.72m x 2.47m)

UPVC double glazed window to the front and side, radiator.

Living Room 14' 9" x 10' 5" (4.49m x 3.18m)

UPVC double glazed bay window to the frontage, radiator, living flame gas fire, marble hearth and surround, wood mantle, UPVC double glazed door to the conservatory.

Conservatory 14' 3" x 9' 8" (4.35m x 2.94m)

UPVC double glazed construction, polycarbonate roof, UPVC double glazed door to the rear, radiator.

Bedroom One 10' 3" x 13' 1" (3.12m x 4.00m) Max

measurement

UPVC double glazed window to the rear, radiator, fitted wardrobes, dressing table, over head storage.

Bedroom Two 8' 4" x 9' 9" (2.55m x 2.96m)

UPVC double glazed window to the rear, radiator, fitted wardrobes, dressing table, over head storage.

Bedroom Three 9' 9" x 7' 5" (2.96m x 2.25m) Max measurement

UPVC double glazed window to the rear, radiator, fitted wardrobes, drawers, over head storage.

Externally

To the frontage, area laid to lawn, wall and fenced boundary, well stocked borders, gated access from the road, power socket, water tap, stepped access to the side of the property. To the side, area laid to lawn, well stocked borders, wall boundary, Indian stone path, hedged boundary, patio area with stepped access to the conservatory. To the rear, area laid to lawn, well stocked borders, wall and hedge boundary, gated access to the block paved driveway.

Garage 32' 7" x 11' 4" (9.93m x 3.46m)

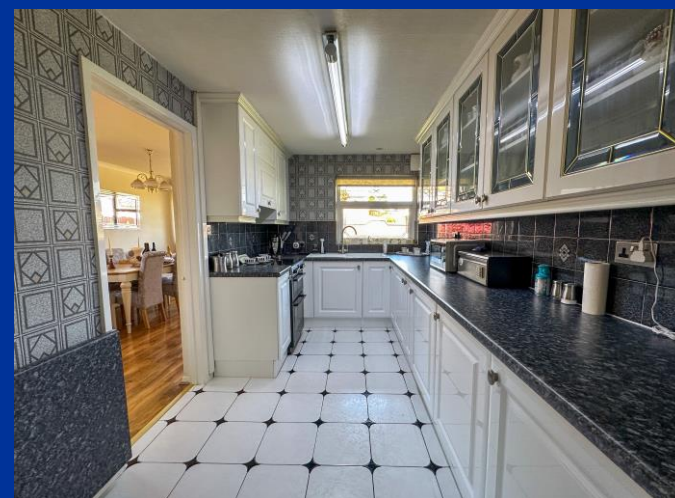
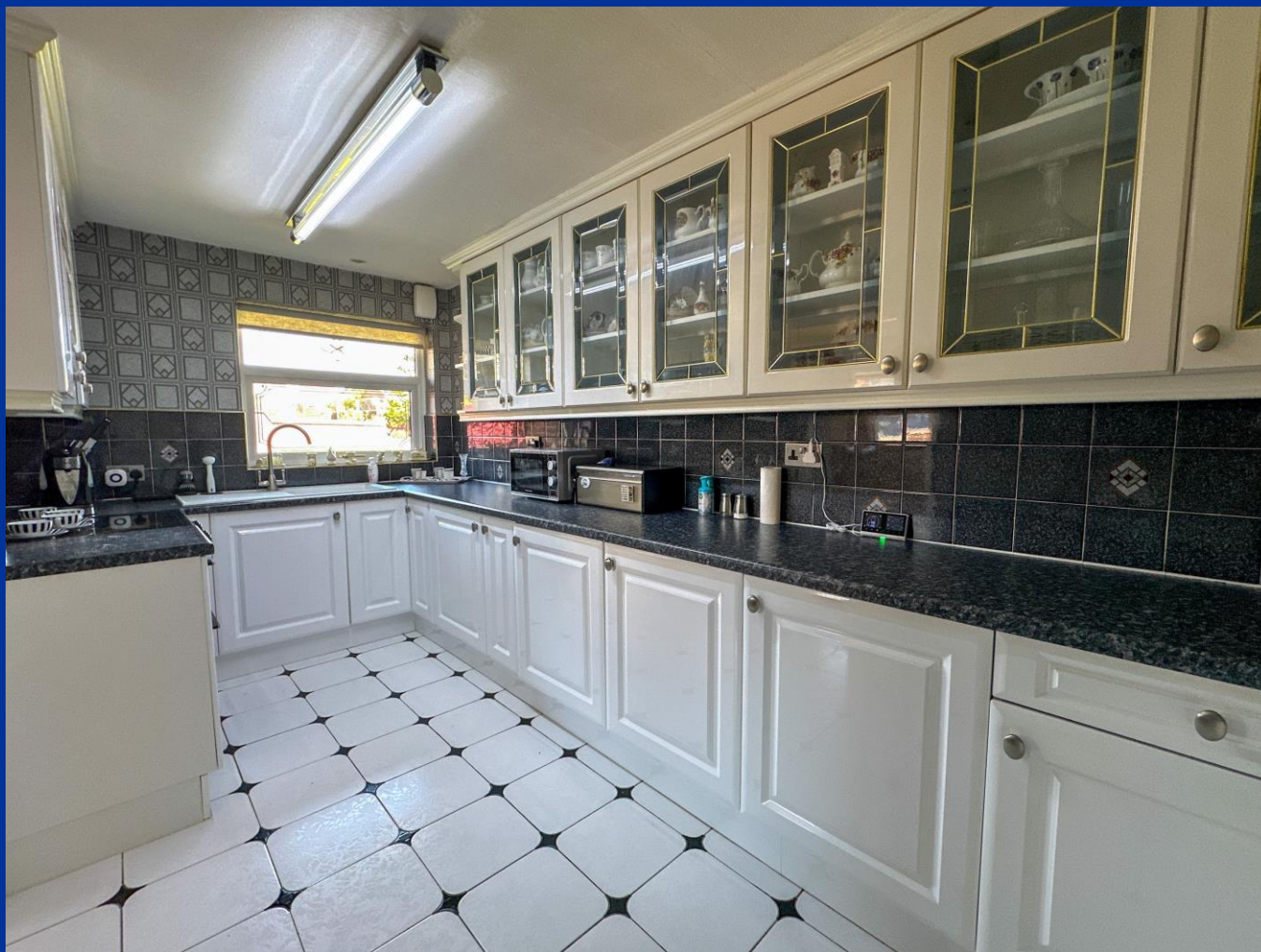
Detached, brick construction, 2x UPVC double glazed windows to the side, electric up-and-over door, light and power.



Note:
Council Tax Band: E

EPC Rating: TBC

Tenure: believed to be Freehold







GROUND FLOOR





Directions

From our Derby Street office proceed along Haywood Street 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 through the village of Cheddleton passing the Red Lion public house on the left hand side and take the next main turning on the left into Grange Road. Follow this road to its extremity taking the first right hand turning and then right again into Burgis Close, where the property is situated on the left hand side identifiable by a Whittaker & Biggs 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**