



Corner House, Prospect Road, Leek, ST13 5BJ.
Offers in the Region Of £330,000

Whittaker
& Biggs
Est. 1930

Corner House, Prospect Road, Leek, ST13 5BJ.

This high specification and beautifully presented three bedroom detached family home was constructed in 2023 and is nestled on an impressive corner plot, having gardens to the side/rear and ample off street parking with driveway to the front and side elevation. The property boasts a quality finish throughout, with Amtico flooring throughout the ground floor, well equipped kitchen with integrated appliances, quartz worksurfaces/upstands, bi-fold doors, air-conditioning within the living room and landing area, plantation shutters to the first floor, timber garden room with storage and a array of photovoltaic panels to the roof of the house and garden room and EV charging point.

You're welcomed into the property from the side through a composite door into the hallway. Located off the hallway is a the cloakroom with low level WC, vanity unit and part panelled wall. The living room has a media wall, with inset for a flat screen television and ornamental fireplace for a free standing feature fireplace and air-conditioning unit. The 16ft dining kitchen has the WOW factor, with a good range of high gloss units to the base and eye level, integrated slimline dishwasher, fridge/freezer, wine chiller, four ring induction hob, angled extractor, integrated microwave, integrated electric fan assisted oven, quartz worksurfaces/upstands, inset stainless steel sink, herringbone tiled splashbacks, part panelled walls, space for a dining table and chairs, double glazed bi-fold doors and storage cupboard.

To the first floor the landing has an air-conditioning unit and storage cupboard housing the gas fired boiler. All three bedrooms are of good proportions, with bedroom one having ensuite shower room, with walk in shower, vanity wash hand basin with storage, low level WC, black fittings and chrome heated ladder radiator. The family bathroom incorporates a panel bath, vanity wash hand basin, built in cistern and is partly tiled.

Externally to the front and to one side is a tarmac driveway, with pathway to the other side, having lawn, well stocked borders and gated access to the rear garden. The rear garden is laid to patio, with raised lawn, raised well stocked borders, timber shelter and timber summer garden room with storage. The timber garden room has double glazed windows and doors and power. The storage section has power, light and the pv panel equipment. A viewing is highly recommended to appreciate this homes high specification, spacious corner plot, modern decor and convenient location to the town centre.

Situation

Situated just on the outskirts of Leek town centre, but only a short walk away is the town and schools. Leek town centre boasts many traditional shops and supermarkets to include Morrisons, Asda and Sainsburys, with markets held on a Wednesday and Saturday.



Entrance Hallway

Composite double glazed door to the side elevation with full length stainless steel handle, UPVC double glazed window to the side elevation, Amtico flooring, staircase to the first floor.

Cloakroom 4' 8" x 3' 11" (1.42m x 1.19m)

Lower level WC, vanity wash hand basin with storage beneath, partly tiled, UPVC double glazed window to the front elevation, radiator, part panelled walls.

Living Room 17' 3" x 12' 11" (5.26m x 3.94m)

(Maximum Measurement)

Amtico flooring, UPVC double glazed window to the front elevation, two radiators, air-conditioning unit.

Kitchen

Amtico flooring, range of high gloss units to the base and eye level, Zanussi four ring induction hob, angled extractor, herringbone tiled splashbacks, inset stainless steel one and half bowl sink unit with chrome mixer tap, Quartz worksurfaces and upstands, CDA integral microwave, Zanussi fan assisted oven, integral fridge and freezer, slimline CDA dishwasher, double glazed bi-fold doors to the rear elevation, radiator, inset downlights, feature part panelled walls, understairs storage cupboard, wine chiller, integrated washing machine.

First Floor

Landing

UPVC double glazed window to the side elevation with plantation shutters, air conditioning unit, loft hatch, cupboard housing gas fired central heating boiler.

Bedroom One 15' 4" x 8' 10" (4.67m x 2.70m)

UPVC double glazed window to the side and front elevation with plantation shutters.

Ensuite 3' 11" x 7' 1" (1.19m x 2.15m)

Vanity sink unit with black mixer tap and storage beneath, built in WC with push flush, chrome heated ladder radiator, UPVC double glazed window to the front elevation, walk in shower cubicle with black fitment, inset downlights, extractor, fully tiled.

Bedroom Two 14' 9" x 8' 10" (4.50m x 2.70m)

(Maximum Measurement)

UPVC double glazed window to the rear elevation with plantation shutters, radiator.

Bedroom Three 9' 8" x 7' 9" (2.95m x 2.36m)

UPVC double glazed window to the rear elevation with plantation shutters, radiator.

Bathroom

Built in cistern, vanity sink unit with storage beneath and chrome mixer tap, chrome heated ladder radiator, panelled bath, partly tiled, inset downlights, extractor fan.

Outside

Externally to the front is tarmacadam driveway with EV power point, driveway to the side elevation. To the side is area laid to lawn with tarmacadam pathway to the rear with gated access and outside water tap. To the rear is Indian stone patio, courtesy lighting, power point, timber shelter, fenced boundaries, raised borders. Timber Summerhouse with double glazed windows to the front elevation, double glazed patio doors to the front elevation, electric heater, electric radiator, power. Timber Storage with solar panels with light and power connected.



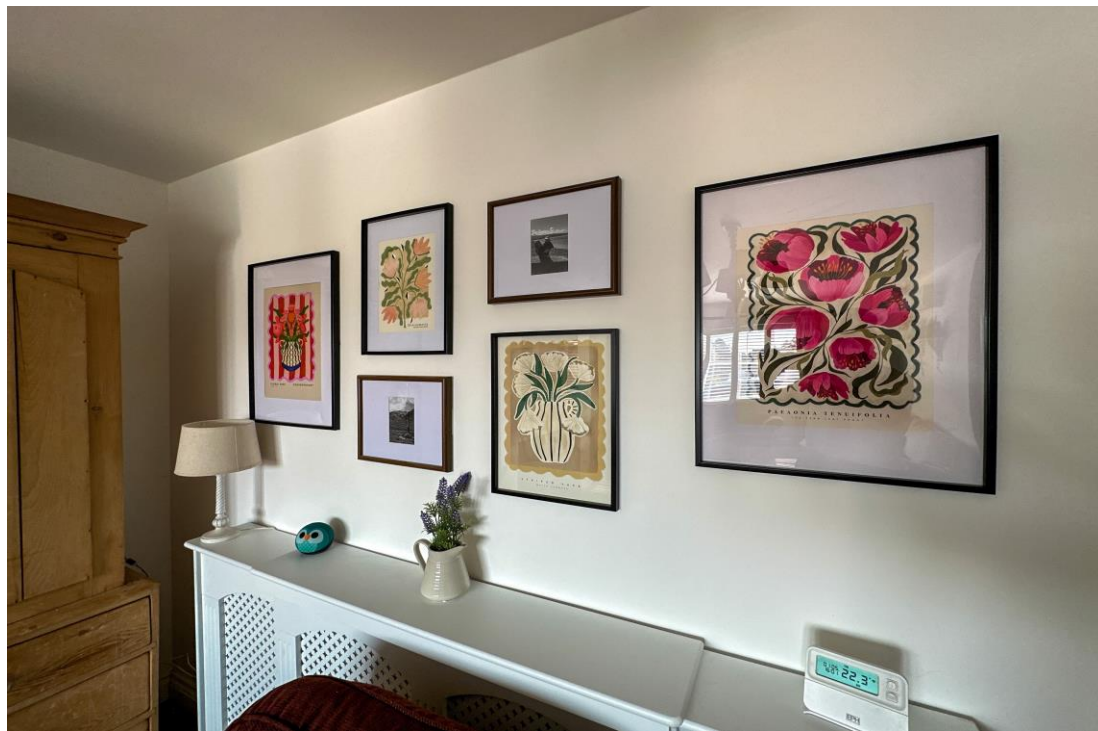
Note:
Council Tax Band: D

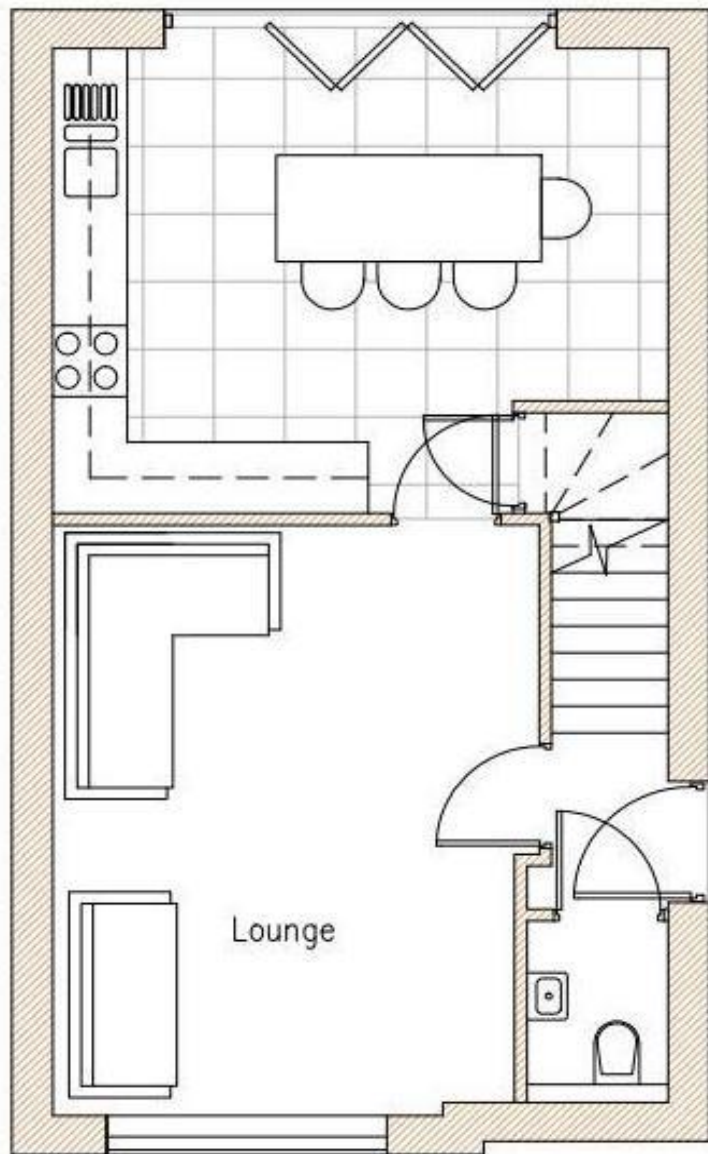
EPC Rating: B

Tenure: believed to be Freehold

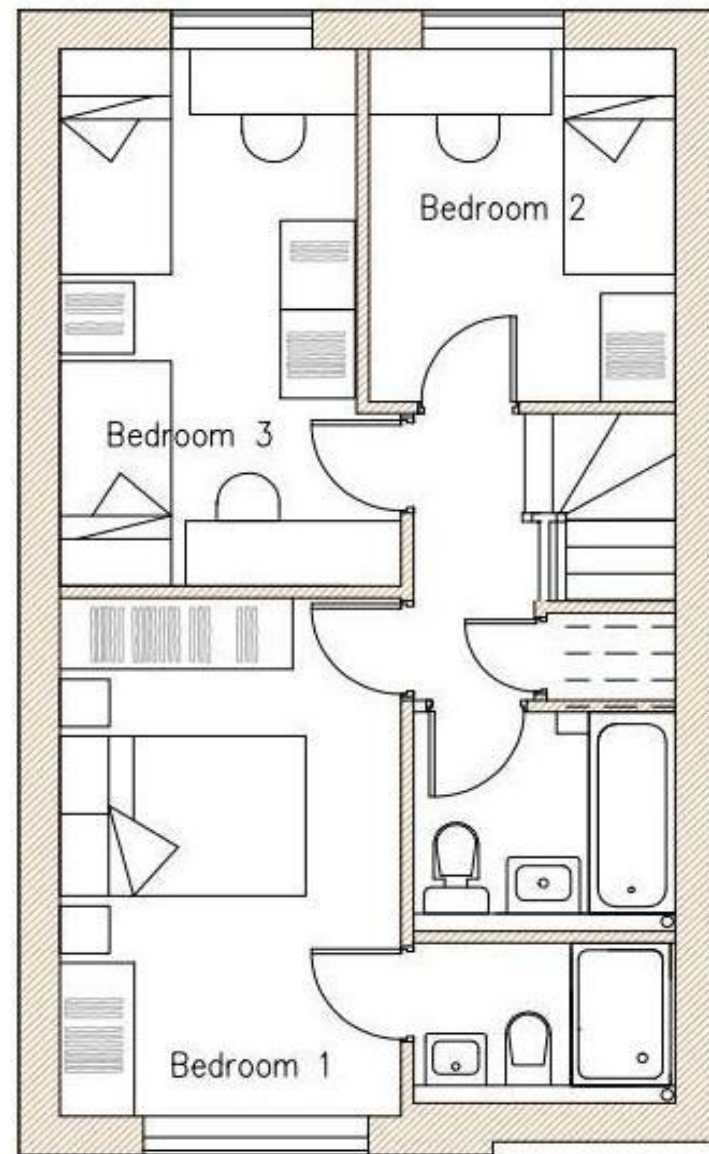








Ground Floor Plan Scale 1:50



First Floor Plan Scale 1:50



Directions

From our Derby Street, Leek, offices proceed to the roundabout taking the second exit onto the A523 Ashbourne Road. Follow this road for a short distance taking the fourth right into Pickwood Avenue and the development is located on the left hand side.

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

www.whittakerandbiggs.co.uk

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**Whittaker
& Biggs**