



Shugborough Close, Werrington, ST9 0PL.
OIRO £335,000

Whittaker Est. 1930
& Biggs

Shugborough Close, Werrington, ST9 0PL.

Whittaker & Biggs are delighted to offer to the market this three bedroom detached property, which is beautifully presented throughout and is located on a corner plot in a quiet cul-de-sac.

Living space is comprised of a hall, sitting room, breakfast kitchen, utility room, WC and dining room to the ground floor, whilst to the first floor there are three bedrooms and bathroom.

The breakfast kitchen is located at the rear of the property, has a good range of units to the base and eye level, a breakfast bar, and is equipped with appliances that include a Cooke & Lewis ceramic hob, Smeg electric fan assisted oven, integral Caple microwave and an extractor hood. French doors open onto the patio and there is a utility room and WC to the right of the kitchen.

The garage has been converted to create a second reception room which is currently being utilised as a dining room and is over 15ft in length.

A contemporary suite can be found in the bathroom which features a marble topped vanity wash hand basin and a vintage style radiator.

The home is double glazed throughout and is heated by a Worcester gas fired combi boiler which is located in the utility room.

Externally to the frontage is a large tarmac driveway which is suitable for several vehicles, gated access to the rear and an area laid to lawn.

To the rear, the low maintenance, west facing garden has a decked area, paved patio, artificial lawn, a wooded pergola and well stocked borders.

A viewing is highly recommended to appreciate this home's living space, beautiful presentation and quiet location.

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



Ground Floor

Hall 12' 9" x 5' 9" (3.89m x 1.75m) Max measurement
Composite double glazed door with sidelight window to the frontage, stairs to the first floor, radiator.

Sitting Room 12' 11" x 12' 10" (3.94m x 3.90m)
UPVC double glazed bay window to the frontage, wall panelling, radiator.

Kitchen/Diner 19' 2" x 10' 6" (5.83m x 3.20m)
UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, units to the base and eye level, ceramic sink and a half with drainer, chrome mixer tap, Cooke & Lewis ceramic hob, Smeg electric fan assisted oven, integral Caple microwave, extractor hood, inset ceiling spotlights, radiator, space for an American style fridge freezer with storage around.

Utility Room 10' 6" x 8' 1" (3.21m x 2.47m)
Max measurement
UPVC double glazed door to the rear, UPVC double glazed window to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, cupboard housing the Worcester combi boiler, radiator.

WC 4' 11" x 2' 8" (1.50m x 0.81m)
UPVC double glazed window to the side aspect, low level WC.

Dining Room 15' 6" x 8' 6" (4.73m x 2.60m)
UPVC double glazed window to the frontage, inset ceiling spotlights, radiator.

First Floor

Landing 6' 9" x 5' 10" (2.06m x 1.79m) Max measurement
UPVC double glazed window to the side aspect.

Bedroom One 13' 0" x 12' 1" (3.95m x 3.68m)
Max measurement
UPVC double glazed window to the frontage, radiator, wall panelling.

Bedroom Two 13' 0" x 11' 5" (3.95m x 3.49m)
UPVC double glazed window to the rear, radiator, loft hatch,

Bedroom Three 8' 5" x 7' 10" (2.57m x 2.40m)
UPVC double glazed window to the rear, radiator, wall panelling.

Bathroom 7' 9" x 6' 5" (2.37m x 1.96m)
Max measurement
UPVC double glazed window to the frontage, L-shaped bath, chrome telephone style mixer tap with shower attachment, overhead rainfall shower with chrome fittings, vanity wash hand basin with marble top, chrome mixer tap, low level WC, vintage style towel radiator, fully tiled, inset ceiling spotlights, extractor fan, airing cupboard.

Loft
Boarded, light.

Externally
To the frontage, tarmac drive, gated access to the rear, area laid to lawn, mature trees and shrubs, wall boundary.
To the rear, paved patio, decked area, area laid to artificial lawn, timber shed, wooden pergola, well stocked borders.



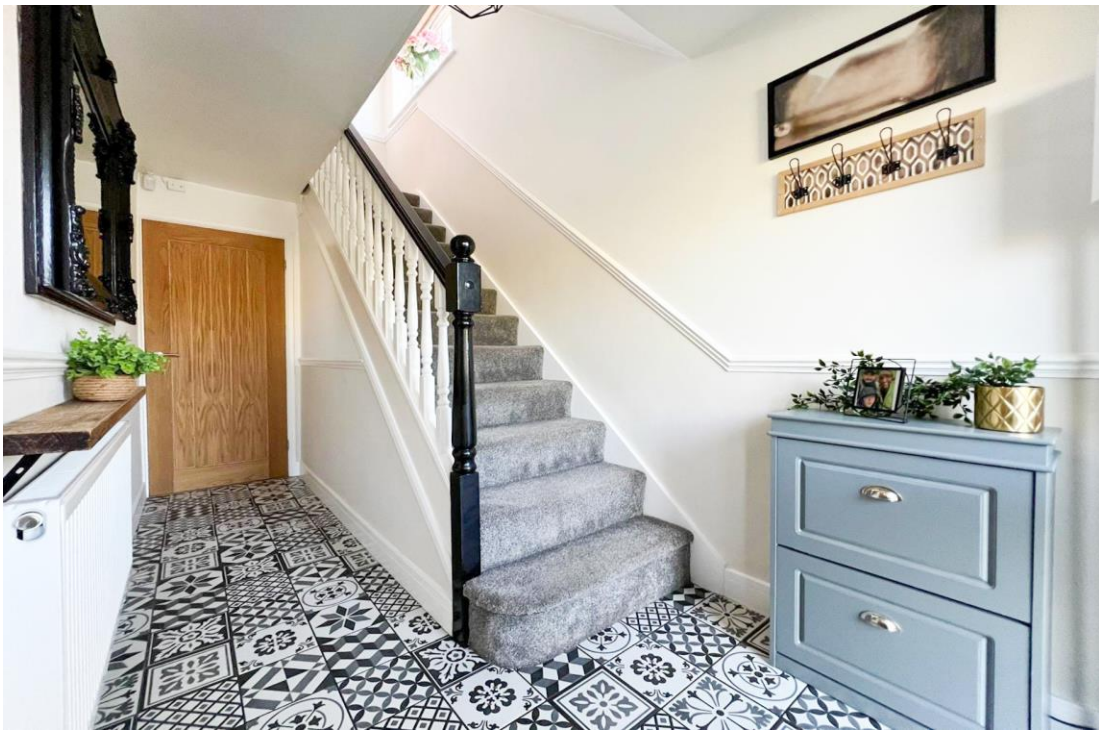
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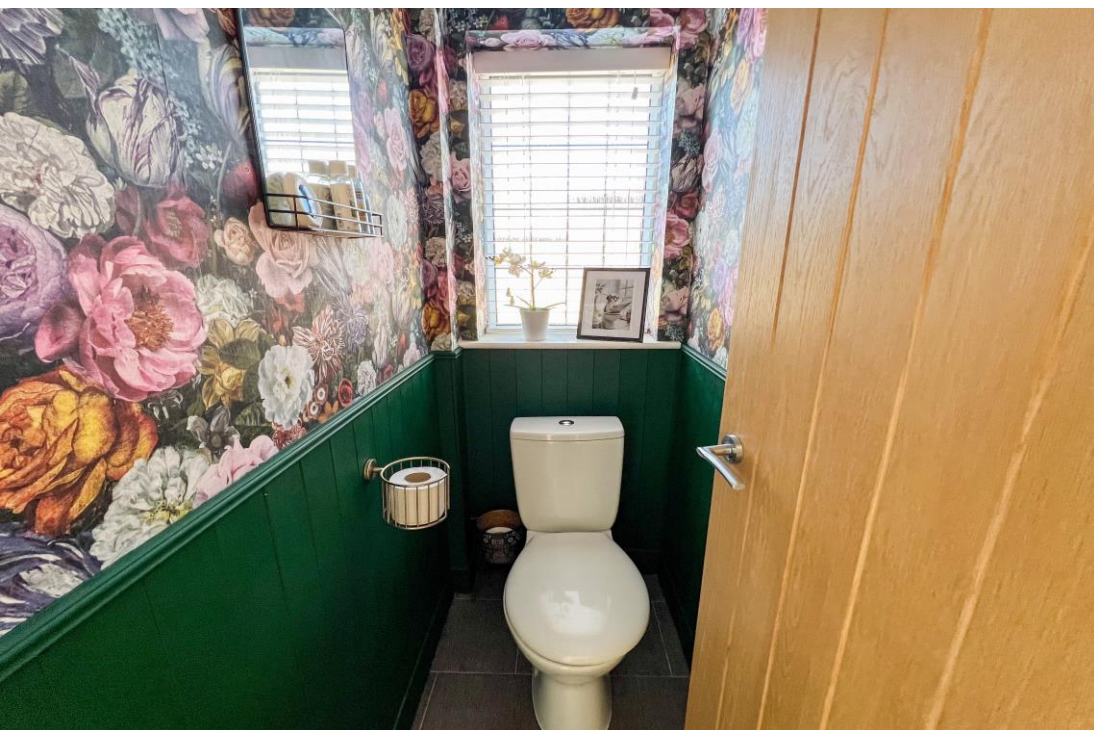
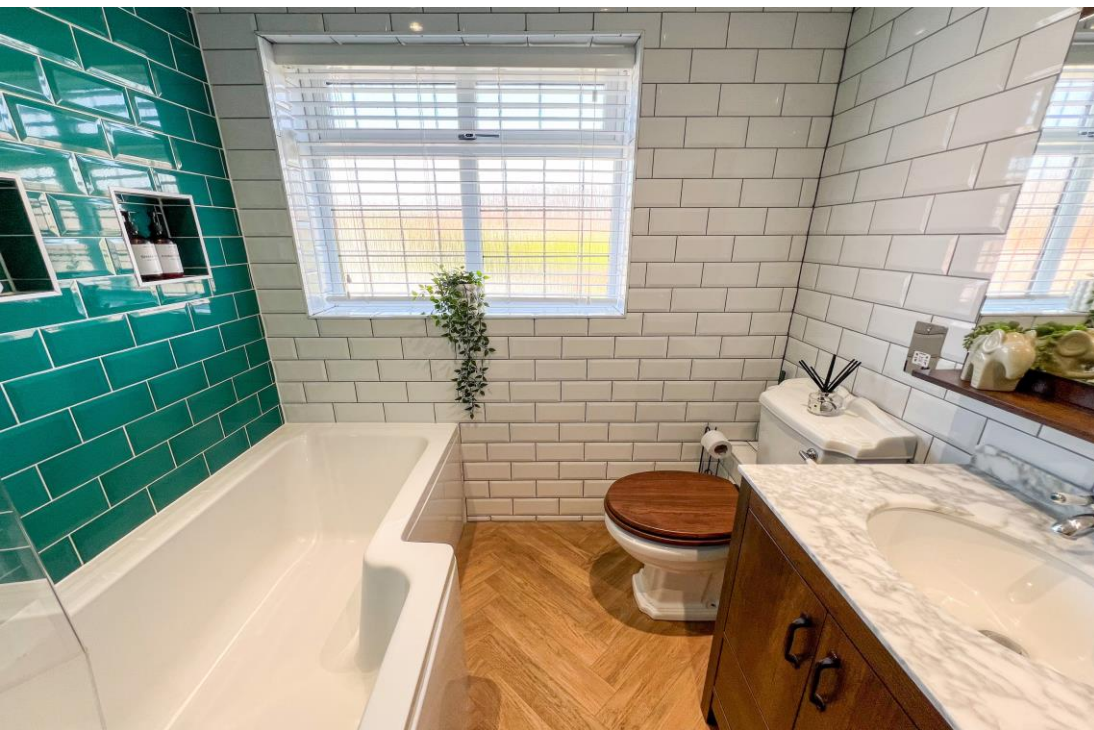
Council Tax Band: C

EPC Rating: D

Tenure: Freehold



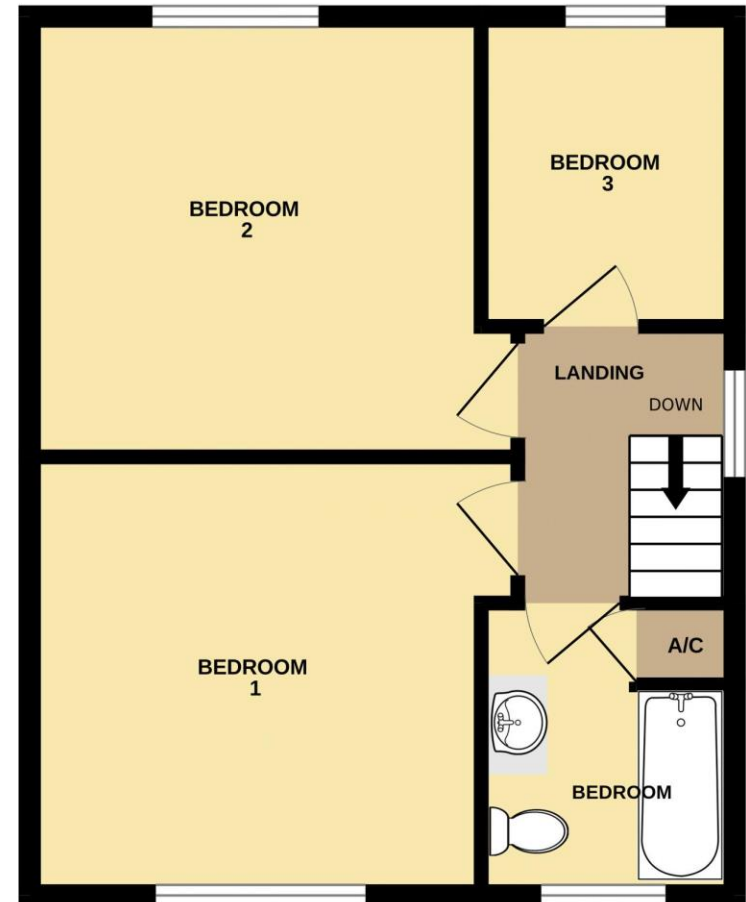




GROUND FLOOR



1ST FLOOR



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, offices proceed to the roundabout turning right into Haywood Street. Follow this road for a short distance and at the traffic lights turn left into the A520 Cheddleton Road. Follow this road for approximately 6 miles proceeding through the villages of Cheddleton and Wetley Rocks and upon reaching the traffic lights at Cellerhead turn right on the A52 Cellerhead Road. Follow this road, which becomes Ashbank Road and after passing through the traffic lights turn left into Clough lane, left into Chatsworth Drive, then right into Shugborough Close where the property is located on the corner.

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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