



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



11 Fernwood Drive, Leek, ST13 8JA

Offers In The Region Of £265,000

A spacious three bedroom detached family home located in the West End of Leek within the catchment for the sought after Westwood Schools. The property sits in an elevated position with views over the surrounding countryside.

Internally, the property offers good sized family living accommodation including an open plan kitchen diner, utility, downstairs wc, spacious living room and conservatory with three good sized bedrooms and family bathroom to the first floor. Externally, the property offers a driveway and garage with private and enclosed rear tiered gardens backing onto Westwood Golf Club.

Viewing is HIGHLY recommended to appreciate the location and accommodation on offer.



Situation and Directions

The property sits in an elevated position on a quiet residential close. It is within walking distance to the market town's centre and many local amenities such as schools, shops, public houses, churches and public transport.

From the centre of Leek, proceed down Broad Street towards Morrisons. Go straight on over the roundabout on to Newcastle Road. Turn Right at the bottom of the hill on to Wallbridge Drive. Take the first left on to Fernwood Drive and the property will be found after a short distance on the left hand side.

Accommodation Comprises:

An entrance porch with external door and window to the front aspect.

Downstairs W.C



With wash hand basin set in a vanity unit, low level lavatory with corner cistern, part tiled walls, laminate flooring, double glazed window to the front aspect and heated towel rail.

Open Plan Kitchen and Dining Room 20'0" x 9'11" (6.11 x 3.03)



An ideal family entertaining open plan space comprising living space with a built in store

cupboard with archway opening up into the kitchen area which offers a range of base cupboards and drawers, built in double oven, work top, one and a half sink unit, four ring gas hob, extractor fan, matching wall mounted cupboards, cushioned flooring and double glazed window over looking the garden.



Utility 12'4" x 7'4" (3.78 x 2.25)



With external door to the rear aspect, base cupboards with worktops over, plumbing for an automatic washing machine, space for a tumble dryer, stainless steel sink unit, panelled walls, tiled floor and door to the garage.

Living Room 18'0" x 13'5" (5.51 x 4.11)



The spacious living room offers a double glazed window to the front aspect, radiator, stairs, fireplace including a gas fire, and sliding patio doors to the conservatory.



Conservatory 12'5" x 5'10" (3.80 x 1.79)



A lovely light space which could be utilised as extra living area or ideal reading/hobby room having double glazed external door with side panels to the garden and laminate flooring.

First Floor Landing

With radiator and double glazed window to the side aspect.

Bedroom One 11'10" x 9'10" (3.62 x 3.0)



A good sized double bedroom with double glazed window to the front aspect, radiator and built in bedroom furniture.

Bedroom Two 11'6" x 9'10" (3.53 x 3.01)



Another good sized double bedroom with a double glazed window to the front aspect, radiator and built in bedroom furniture.

Bedroom Three 8'10" x 8'0" (2.71 x 2.45)



Good sized bedroom with double glazed window to the side aspect and radiator.

Bathroom



The white suite comprises a 'P' shaped bath with mixer shower, wash hand basin set in a vanity unit, low level lavatory with concealed cistern, fully tiled walls, double glazed window to the rear aspect and heated towel rail.

Outside



To the front of the property there is a driveway which leads to the garage.

To the rear of the property there is a paved patio area with cold water tap and outside lighting,, tiered gardens with established trees and shrubs, timber garden shed and greenhouse.



Garage

With 'up and over' door, concrete floor, lighting and power connected and door to the utility.

Viewings

By prior arrangement through Graham Watkins & Co.

Services

We believe the property is connected to mains services.

Council Tax and Local Authority

The local authority is Staffordshire Moorlands District Council and the council tax is band C

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

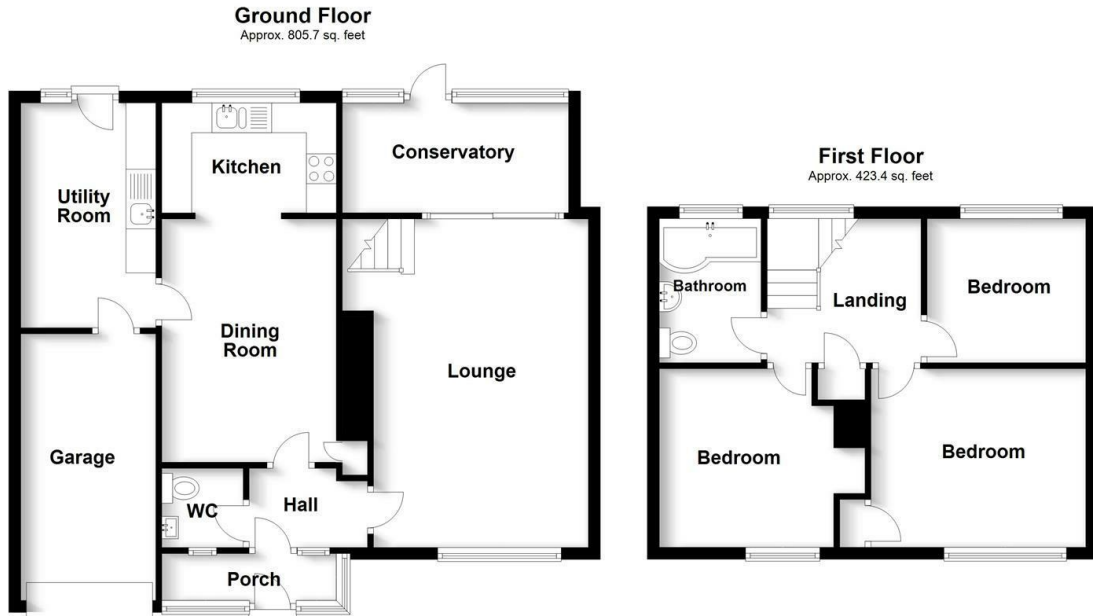
Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

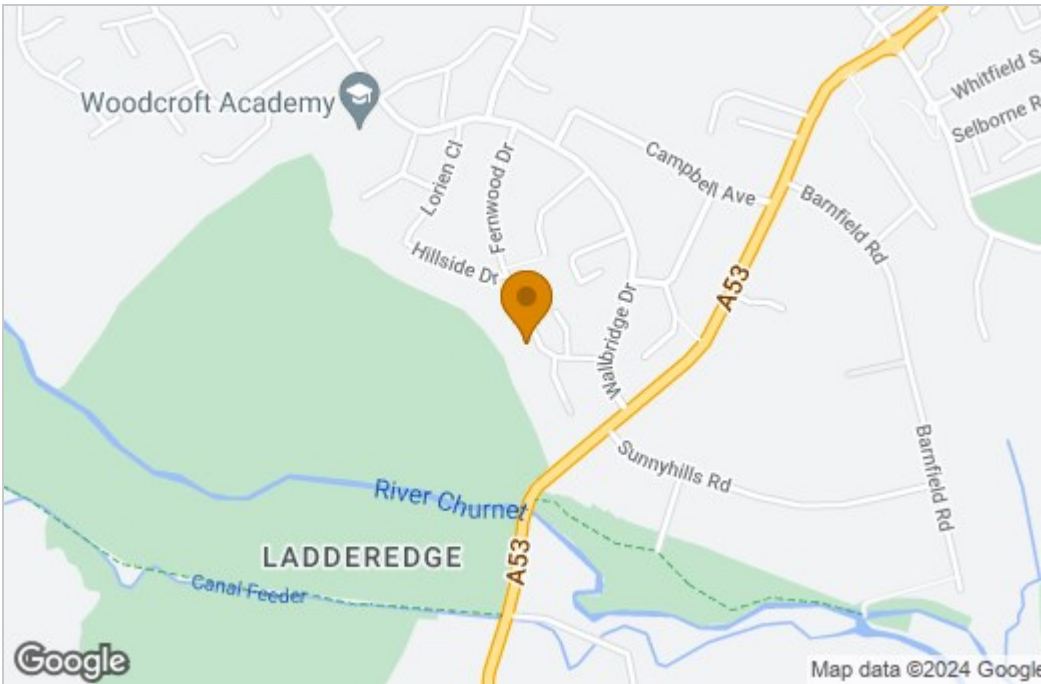
Floor Plan



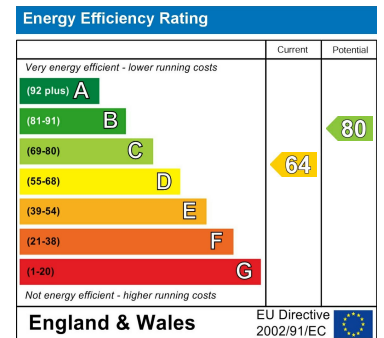
Total area: approx. 1229.0 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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