



Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



9 Howard Close, Leek, ST13 8JW

Offers In The Region Of £325,000

Graham Watkins & Co are pleased to offer For Sale this spacious split level four bedroom family home having been extended to create further living and bedroom accommodation with rear views over the countryside, quite cul-de-sac location and within walking distance of the much sought after Westwood Schools.

In brief the accommodation comprises entrance porch with underfloor heating, fully fitted kitchen, dining room with utility and WC off, spacious lounge with patio doors to the delightful Orangery which provides precious family living having games room off with underfloor heating. Four good sized bedrooms and family bathroom are provided to the first floor.

Externally, this home offers an Indian stone driveway with parking for numerous vehicles and bike Store, Indian stone patio with adjoining lawns and steps to further garden area, are located to the rear elevation.

An internal viewing is HIGHLY recommended to be fully appreciated.



Directions

From our Derby Street offices proceed to Stockwell Street and turn left into West Street. Continue along this road taking the fourth turning left into Spring Gardens. Follow this road and take the first turning right into Wetenhall Drive. Continue along where Howard Close cul-de-sac is located on the left hand side with number 9 immediately on the left identifiable by our For Sale board.

Situation

This home is situated in an elevated position which provides far reaching views over the surrounding countryside. An excellent family home in a quite cul-de-sac location and being within walking distance to all the popular Westwood Schools. Good for commuting to the Staffordshire, Cheshire and Derbyshire borders.

Entrance Porch

External door to front aspect, tiled floor with underfloor heating, meters.

Hallway



External door, staircase off, archway to Dining Room.

Kitchen 12'10" x 8'4" (3.93 x 2.56)

Excellent range of units comprising base cupboards and drawers, built in electric oven, Bosch dishwasher, matching wall cupboards, granite work tops with inset drain and one and a half bowl sink unit with mixer tap, radiator, uPVC double glazed window to front aspect, tiled floor.

Dining Room 10'4" x 7'4" (3.17 x 2.24)



uPVC double glazed window to front aspect, radiator, built in window seat.

Utility



Having full height cupboard, plumbing for washing machine, tiled floor.

WC off

Housing low level wc, wash hand basin in vanity, wall mounted Glow Worm gas boiler, heated towel rail, tiled floor.

Lounge 14'5" x 12'3" (4.41 x 3.74)



uPVC double glazed sliding patio doors to Orangery, feature wall mounted electric fire, radiator.

Orangery 22'2" x 10'4" (6.77 x 3.16)



Pair of uPVC double glazed patio doors leading out onto the rear garden, uPVC double glazed window to the side, tiled floor, Morso multi fuel stove, roof lantern with surrounding downlighters. Open plan to:

Games Room/Office 9'1" x 7'1" (2.77 x 2.16)



Having tiled floor with underfloor heating.

First Floor Landing

Bedroom Two 14'6" x 9'8" (4.43 x 2.95)



Two uPVC double glazed windows to rear aspect overlooking far reaching views, two radiators, laminate floor.

Bedroom Four 12'8" x 7'9" (3.88 x 2.37)



uPVC double glazed window to rear aspect, radiator. Built in bedroom furniture.

Bedroom One 13'3" x 8'5" (4.04 x 2.58)



uPVC double glazed window to front aspect, radiator, loft access. Built in bedroom furniture.

Shower Room 5'10" x 5'7" (1.79 x 1.72)

Suite comprising corner shower cubicle incorporating mixer shower fitment, low level wc, wash hand basin in vanity, uPVC double glazed frosted window to front aspect, fully tiled walls, heated towel rail, tiled floor.

Bedroom Three 15'3" x 7'0" (4.67 x 2.15)



uPVC double glazed window to front, radiator, laminate floor.

Outside

The property is approached over a Indian stone driveway providing off road parking for numerous vehicles having raised borders incorporating courtesy lighting.

Built in Store/Bike Shed

Having electric roller shutter door and power points. Power connected for an electric car charging point.

Rear Gardens



The rear gardens are laid to an Indian stone patio with adjoining lawned gardens, external power points and courtesy lighting. Gated access to the front aspect.

Steps to further garden area offering space for fuel store and sizeable Garden Shed.

Garden Shed 15'1" x 6'0" (4.61 x 1.84)



Laid on a flagged stone base.

Services

We believe the property is connected to all mains services.

Viewings

By prior arrangement through Graham Watkins & Co.

Tenure & Possession

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

Measurements

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

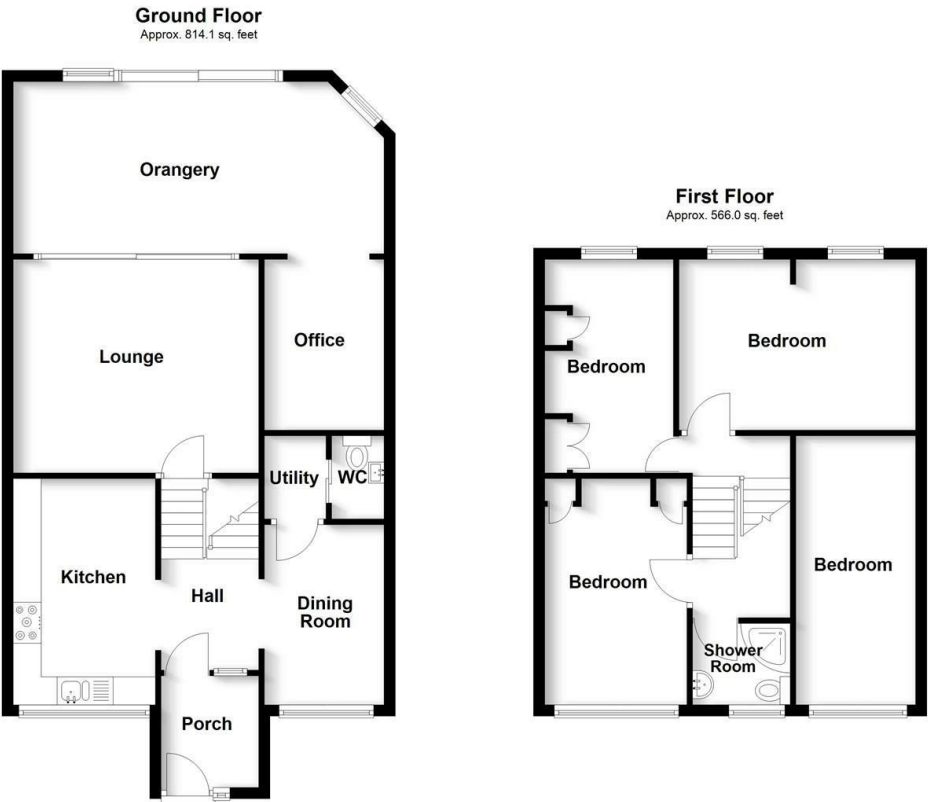
[Please Note](#)

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.

[Wayleaves & Easements](#)

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

Floor Plan

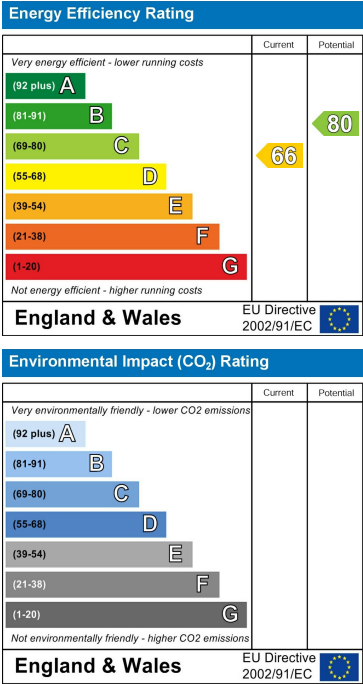


Total area: approx. 1380.1 sq. feet

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 firms employment has the authority to make or give any representation or warranty in respect of the property.