



## 3 Basford Bridge Lane, Cheddleton, Leek, Staffordshire, ST13 7EQ

Offers In The Region Of £490,000

- Detached property
- 3 reception rooms
- Private garden
- 5 double bedrooms
- Detached garage with workshop
- Desirable location
- 3 bathrooms
- Views over the cricket club opposite



# 3 Basford Bridge Lane, Leek ST13 7EQ

Whittaker & Biggs are pleased to offer to the market this detached, five bedroom, split level property that is situated in a semi-rural location with views to the frontage.

Living space is comprised of an entrance hall, playroom and study to the ground floor with a sitting room, kitchen diner, utility room and WC to the lower ground floor.

To the first floor there are two double bedrooms, one with en-suite and a family bathroom, whilst the second floor has two further double bedrooms. The third floor houses a fifth double bedroom and shower room.

The kitchen dining room features an island unit, granite worktops, a Stoves range oven and a Bush integral dishwasher. French doors open to reveal the garden beyond.

There are three reception rooms with the rear sitting room benefitting from a log burner with wood mantel.

Contemporary suites can be found in all three bathrooms, as well as eaves storage in the third floor shower room.



Council Tax Band: F



**Ground Floor**

- Size : -

**Hall**

15'5" x 5'0"

Composite double glazed door to the side aspect, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, radiator, stairs down to the lower ground floor, stairs up the first floor. - Size : - 15' 5" x 5' 0" (4.70m x 1.53m)

**Playroom**

15'5" x 9'10"

2x UPVC double glazed arched windows to the frontage, UPVC double glazed window to the side aspect, radiator. - Size : - 15' 5" x 9' 10" (4.70m x 3.00m)

**Study**

10'9" x 10'4"

UPVC double glazed window to the frontage, UPVC double glazed arched window to the side aspect, radiator. - Size : - 10' 9" x 10' 4" (3.28m x 3.14m)

**Lower Ground Floor**

- Size : -

**Sitting Room**

15'7" x 11'10"

UPVC double glazed patio doors to the rear, UPVC double glazed arched window to the side aspect, log burner, tiled hearth, wood lintel, radiator. - Size : - 15' 7" x 11' 10" (4.75m x 3.60m)

**Kitchen/Diner**

17'10" x 11'10"

UPVC double glazed French doors to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, island unit, granite worktops, Stoves range oven, extractor fan, integral Bush dishwasher, undermount stainless steel sink and a half, chrome mixer tap with spray attachment, space for an American fridge freezer, tiled floor, radiator, inset ceiling spotlights, space for dining table and chairs, loft hatch. - Size : - 17' 10" x 11' 10" (5.43m x 3.60m)

**Utility Room**

6'5" x 5'4"

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge, radiator, tiled floor, loft hatch. - Size : - 6' 5" x 5' 4" (1.96m x 1.62m)

**WC**

5'0" x 2'11"

UPVC double glazed window to the side aspect, wall mounted sink chrome mixer tap, low level WC. - Size : - 5' 0" x 2' 11" (1.53m x 0.88m)

**First Floor**

- Size : -

**Landing**

8'0" x 4'7"

Airing cupboard, stairs to the second floor. - Size : - 8' 0" x 4' 7" (2.45m x 1.39m)

**Bedroom One**

15'6" x 11'10" Max measurement

UPVC double glazed window to the rear, fitted wardrobes, radiator, en-suite. - Size : - 15' 6" x 11' 10" (4.73m x 3.60m) Max measurement

**En-suite**

7'5" x 3'7"

Shower enclosure, chrome fitments, low level WC, pedestal wash hand basin, chrome mixer tap, extractor fan, fully tiled, chrome ladder radiator, inset ceiling spotlights. - Size : - 7' 5" x 3' 7" (2.25m x 1.08m)

**Bedroom Two**

11'1" x 10'3" Max measurement

UPVC double glazed window to the rear, radiator. - Size : - 11' 1" x 10' 3" (3.39m x 3.13m) Max measurement

**Bathroom**

9'1" x 7'2"

UPVC double glazed window to the side aspect, panel bath, chrome mixer tap, shower enclosure, chrome rainfall shower head, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, fully tiled. - Size : - 9' 1" x 7' 2" (2.77m x 2.18m)

**Second Floor**

- Size : -

**Landing**

5'0" x 3'3"

UPVC double glazed window to the frontage, stairs to the third floor, radiator. - Size : - 5' 0" x 3' 3" (1.52m x 1.00m)

**Bedroom Three**

10'9" x 10'4"

UPVC double glazed window to the frontage, radiator. - Size : - 10' 9" x 10' 4" (3.28m x 3.15m)



#### Bedroom Four

15'2" x 9'10"

UPVC double glazed window to the frontage, radiator. - Size : - 15' 2" x 9' 10" (4.62m x 2.99m)

#### Third Floor

- Size : -

#### Bedroom Five

11'1" x 11'0"

2x Velux skylights, concealed Potterton combi boiler, radiator. - Size : - 11' 1" x 11' 0" (3.37m x 3.35m)

#### Shower Room

9'5" x 7'2"

2x Velux skylights, shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, inset ceiling spotlights, radiator, eaves storage. - Size : - 9' 5" x 7' 2" (2.87m x 2.19m)

#### Externally

To the frontage, paved driveway, cobblestones, wall boundary, mature trees and shrubs, detached garage with workshop, gated access to the rear,

To the rear, block paved patio, paved patio, area laid to artificial lawn, mature trees and shrubs, fence boundary. -

Size : -

#### Garage

18'5" x 11'7"

Brick construction, wood double door, wood glazed window to the side aspect, power and light, workshop attached. - Size : - 18' 5" x 11' 7" (5.62m x 3.53m)

#### Workshop

9'4" x 8'4"

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, power and light. - Size : - 9' 4" x 8' 4" (2.84m x 2.55m)

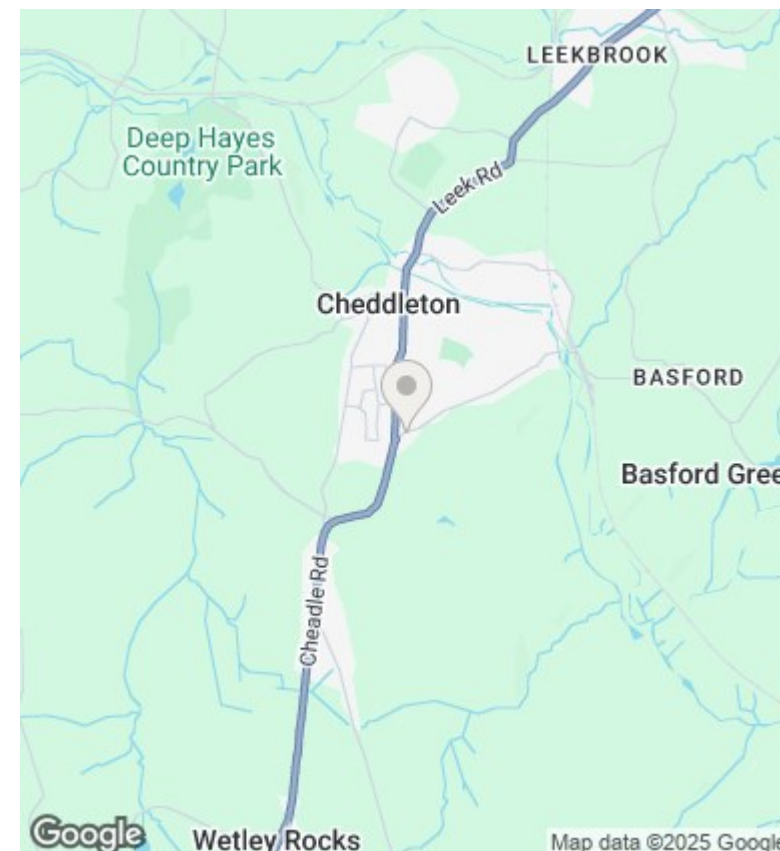








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Leek office proceed along Haywood Street and 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 along until you reach the mini roundabout and turn left into Basford Bridge Lane, where the property is the second house, situated on the left hand side.

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

F

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |