



## 11 The Heights, Leek, ST13 7LQ

Offers In The Region Of £525,000

- Selling with NO CHAIN!
- Private driveway & integral double garage
- Sought after residential area
- Five bedroom detached property
- Principal bedroom with dressing room & en-suite shower room
- Elevated position
- Situated in a cul-de-sac location with views to the frontage
- South west facing rear garden

# 11 The Heights, Leek ST13 7LQ

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this impressive five-bedroom detached house, offering a perfect blend of space, comfort, and convenience. With no chain involved, this property is ready for you to make it your own.

As you approach the home, you will appreciate the elevated position that provides lovely views to the frontage. The private driveway and double garage offers ample parking for up to six vehicles, making it ideal for families or those who enjoy entertaining guests.

Inside, the property boasts two generous reception rooms, providing versatile spaces for relaxation and social gatherings. The principal bedroom is a true highlight, featuring a dressing room that adds a touch of luxury to your daily routine. With two well-appointed bathrooms, morning rush hours will be a breeze for the whole family.



Council Tax Band: F



## Ground Floor

### Entrance

4'10" x 4'4"

Wood double glazed door and sidelight window to the frontage, exposed brick walls, tiled floor.

### Hallway

13'11" x 10'2" max measurement

Wood glazed door and side light window to the frontage, stairs to the first floor, radiator, storage cupboard.

### WC

4'8" x 4'3"

Pedestal wash hand basin, brass mixer tap, low level WC, extractor fan.

### Sitting Room

15'10" x 14'6"

Wood double glazed window to the frontage, gas fire, marble hearth and surround, resin mantle, radiator.

### Dining Room

12'0" x 11'7"

Wood double glazed French Doors with side light windows to the rear, radiator.

### Office

11'5" x 9'1"

Wood double glazed window to the frontage, radiator.

### Breakfast Area

17'9" x 8'7"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, two radiators.

### Kitchen

10'11" x 8'7"

UPVC double glazed window to the rear, units to the base and eye level, Candy four ring gas hob, Schreiber extractor hood, Creda electric fan assisted oven and separate grill, composite sink and a half with drainer, chrome mixer tap.

## Utility Room

7'8" x 7'8"

UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, pedestrian door to the garage, work surface, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for tumble dryer, space for freestanding fridge freezer, radiator, loft hatch.

## Integral Double Garage

20'1" x 17'1" max measurement

Two metal up-and-over doors, window to the side aspect, power and light.

## First Floor

### Landing

15'3" x 12'2" max measurement

Wood double glazed window to the frontage, radiator, loft hatch.

### Bedroom One

14'7" x 11'10"

UPVC double glazed window to the frontage, radiator, fitted wardrobes.

### Dressing Room

7'2" x 6'8"

Fitted wardrobes.

### En-suite

7'0" x 6'5"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fittings, wall mounted wash hand basin, chrome mixer tap, concealed cistern low level WC, bidet, fully tiled, chrome ladder radiator, inset ceiling spotlights, shaver point.

### Bedroom Two

16'11" x 16'2"

Two wood double glazed windows to the frontage, wood double glazed window to the side aspect, fitted drawers and central unit, radiator.

### Bedroom Three

11'9" x 10'9"

UPVC double glazed window to the rear, fitted wardrobes and dressing table, radiator.

#### **Bedroom Four**

11'5" x 7'8"

UPVC double glazed window to the rear, radiator.

#### **Bedroom Five**

9'11" x 8'4"

UPVC double glazed window to the frontage, radiator.

#### **Bathroom**

7'7" x 6'6"

UPVC double glazed window to the rear, panel bath, brass mixer tap with hand held shower attachment, pedestal wash hand basin, brass mixer tap, low level WC, fully tiled, radiator.

#### **Externally**

To the frontage, views over the neighbouring countryside, rolled concrete driveway suitable for four vehicles, area laid to lawn, mature trees and shrubs, gated access to the rear.

To the rear, paved patio, area laid to lawn, fence boundary, mature trees and shrubs, timber shed.

#### **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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

## Viewings

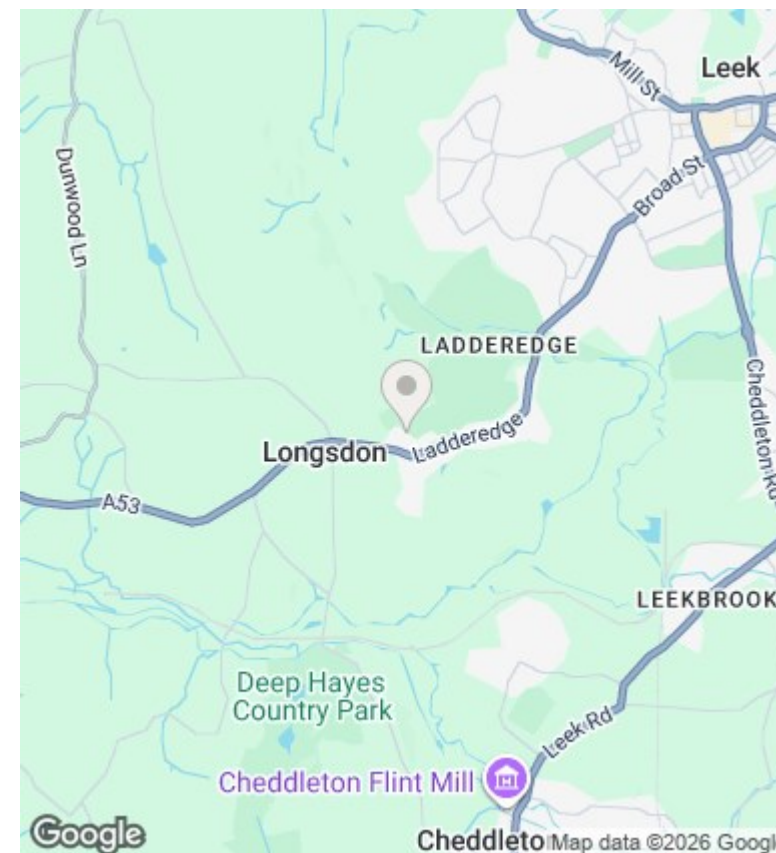
Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

F

## Photo Editing Disclaimer:

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| 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                             |         | EU Directive 2002/91/EC |