



23 Meadow Close  
Leek



Part of the Bagshaws Partnership

Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 23 Meadow Close

Leek  
ST13 5TX

- \* This brand new detached property offers very well presented & spacious accommodation arranged over three floors and is located in a quiet cul-de-sac position on the outskirts of the town.
- \* This ideal family home offers ample off street parking, garage and a pleasant sized, private rear garden backing onto open woodland.
- \* The accommodation in brief comprises: Entrance Hall, Lounge / Dining Area with sliding double doors offering views over the rear woodland, designer Kitchen Area with integrated appliances and Cloakroom / W.c to the ground floor. Landing Area, Master Bedroom with En-Suite facility, two further Bedrooms and Family Bathroom to the first floor. Landing Area and Two Bedrooms with Velux windows and eaves storage are located on the top floor.
- \* Tarmac driveway leading to a single integral garage. Paved Indian stone patio area and rear garden enjoying some considerable privacy with woodland beyond.
- \* Internal inspection comes strongly recommended.
- \* The property is offered For Sale with No Upward Chain involved.

Offers In The Region Of £475,000



5



2



1



B



Leek - 01538 383344



leek@buryandhilton.co.uk





# General Information

## Entrance Hall

Stairs off. Radiator. Tiled floor. Understairs storage.

## W.c

W.c. Wash basin. Tiled floor. Central heating boiler. Radiator.

## Kitchen

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob with extractor unit above. Electric oven. Built-in microwave. Radiator. Integrated fridge, freezer, dishwasher and washing machine. Spotlights.

## Living Room

Radiator x 2. Spotlights. Sliding doors to rear.

## First Floor

### Landing Area

Radiator. Stairs off. Spotlights. Storage cupboard.

### Master Bedroom

Radiator. Spotlights.

### En-Suite

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor. Spotlights.

### Bedroom

Radiator. Spotlights.

### Bedroom

Radiator. Spotlights.

### Family Bathroom

Bath. Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor.

## Second Floor

### Landing Area

Access to:

### Bedroom

Radiator. Sky light. Eaves storage.

### Bedroom

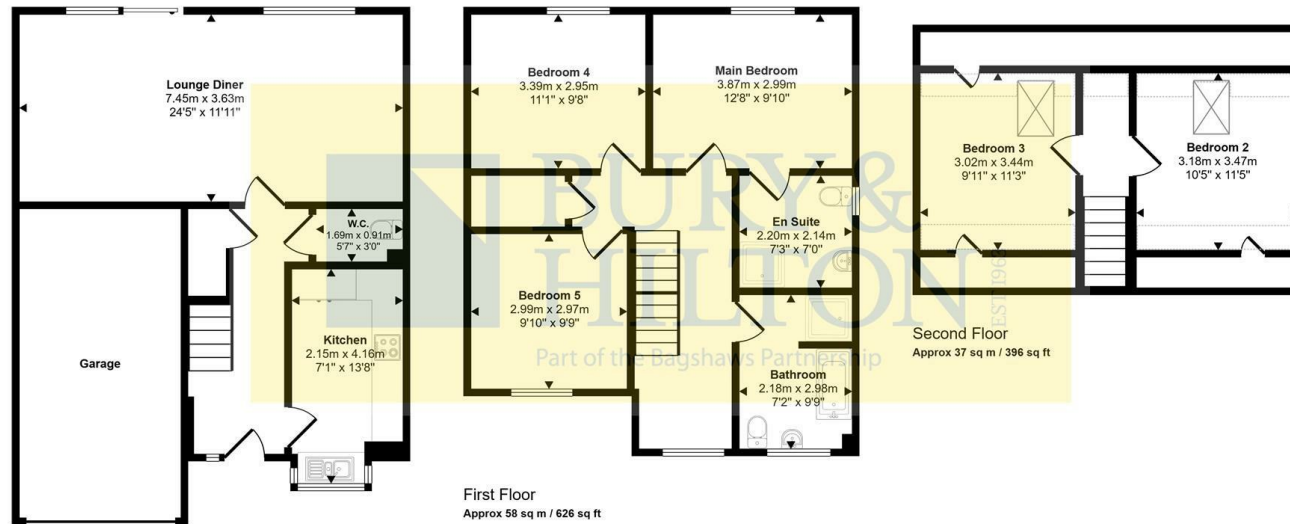
Radiator. Sky light. Eaves storage.

### Outside

Tarmac driveway leading to a single integral garage. Paved Indian stone patio area and rear garden enjoying some considerable privacy with woodland beyond.



Approx Gross Internal Area  
162 sq m / 1744 sq ft



Ground Floor  
Approx 67 sq m / 722 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Broadband Connectivity

We recommend that prospective purchasers consult <https://www.ofcom.org.uk> to obtain an estimated broadband speed for the area.

## Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

## Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.

## Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

## Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

## Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



6 Market Street, Leek, Staffordshire, ST13 6HZ

T: 01538 383344

E: [leek@buryandhilton.co.uk](mailto:leek@buryandhilton.co.uk)

[www.buryandhilton.co.uk](http://www.buryandhilton.co.uk)

Part of the Bagshaws Partnership



## Offices in:

|           |              |
|-----------|--------------|
| Ashbourne | 01335 342201 |
| Bakewell  | 01629 812777 |
| Buxton    | 01298 27524  |
| Leek      | 01538 383344 |
| Uttoxeter | 01889 562811 |