



## 7 Springfield Drive, Leek, ST13 6ET

Offers In The Region Of £389,950

- Selling with NO CHAIN!
- Two reception rooms
- Low maintenance rear garden
- Detached dormer bungalow
- Two bedrooms
- Integral garage & private driveway
- Situated within a private road
- Ground floor bathroom & first floor shower room
- Close to schools and local amenities

# 7 Springfield Drive, Leek ST13 6ET

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this detached dormer bungalow. Situated on a private road, the property boasts a peaceful setting while still being close to local amenities.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, featuring two well-proportioned bedrooms, ensuring a comfortable living experience. The ground floor bathroom is practical, while the first-floor shower room adds an extra touch of convenience for residents and guests alike.

The property is complemented by a low-maintenance rear garden, ideal for those who prefer to spend their time enjoying their surroundings rather than tending to extensive outdoor spaces. Additionally, the integral garage and private driveway offer parking for up to three vehicles, making it a practical choice for



Council Tax Band: D



## Ground Floor

### Porch

3'6" x 2'9"

UPVC double glazed door to the frontage, tiled floor.

### Hall

14'9" x 3'6"

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

### Sitting Room

21'5" x 13'6"

UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, gas fire, marble hearth and surround, two radiators.

### Dining Room

14'10" x 9'11"

UPVC double glazed window to the frontage, radiator, spiral staircase to the first floor, built in storage cupboard.

### Breakfast Kitchen

14'2" x 11'5"

UPVC double glazed window to the rear, units to the base and eye level, Stoves ceramic four ring hob, electric fan assisted oven and separate grill, integrated fridge freezer, composite sink and a half with drainer, chrome mixer tap, storage cupboard housing the hot water tank, radiator.

### Bathroom

7'10" x 7'4"

UPVC double glazed window to the side aspect, corner spa bath, chrome mixer tap, vanity wash hand basin, chrome mixer tap, concealed cistern low level WC, walk-in

shower enclosure, electric Hydropower shower, folding shower seat, fully tiled, chrome ladder radiator.

### Bedroom One

13'6" x 11'5"

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

### Rear Hall

6'8" x 2'10"

UPVC double glazed door to the rear, pedestrian door to the garage, store room, WC, boiler room housing the Alpha boiler.

### Conservatory

11'10" x 8'7"

UPVC double glazed construction, polycarbonate roof, French doors to the rear, door to the side aspect, electric storage heater, manual sun awning.

### Integral Garage

21'1" x 8'7"

Electric roller door, window to the side aspect, power and light, loft hatch.

## First Floor

### Bedroom Two

14'1" x 13'1" max measurement

UPVC double glazed window to the rear, radiator, built in wardrobes, access to the loft.

### **En-suite**

4'11" x 4'0"

Shower enclosure, electric Mira shower, concealed cistern low level WC, extractor fan.

### **Dressing Area**

13'3" x 6'5"

UPVC double glazed window to the side aspect, vanity unit with sink, storage cupboards.

### **Loft**

Part boarded, pull-down-ladder, light.

### **Externally**

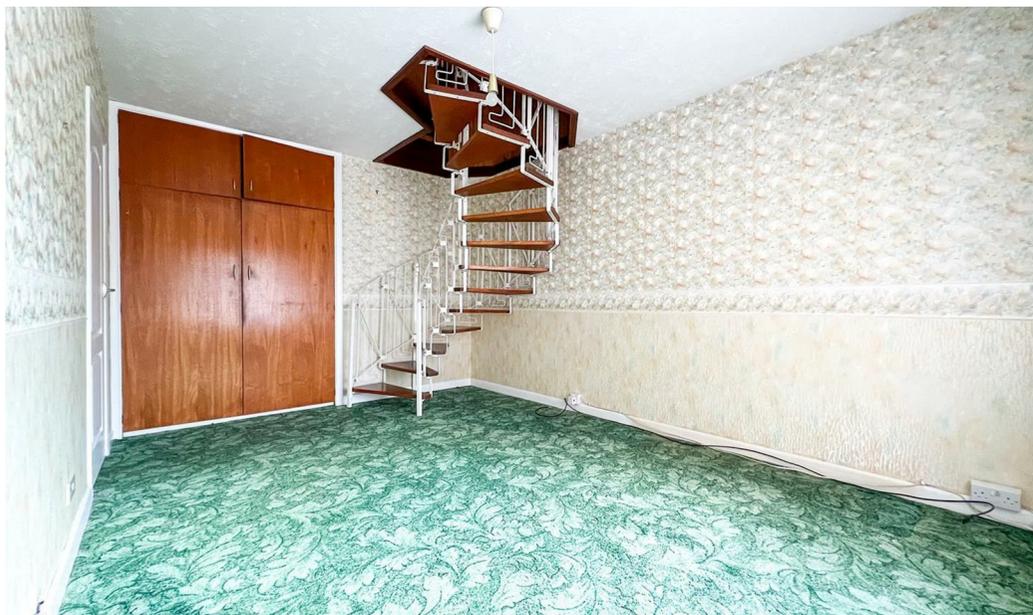
To the frontage, driveway suitable for two vehicles, area laid to gravel, hedge boundary, mature trees and shrubs, gated access to the rear.

To the rear, low maintenance garden, laid to gravel, well stocked borders, fence and hedge boundary, timber shed, stone BBQ.

### **AML REGULATIONS**

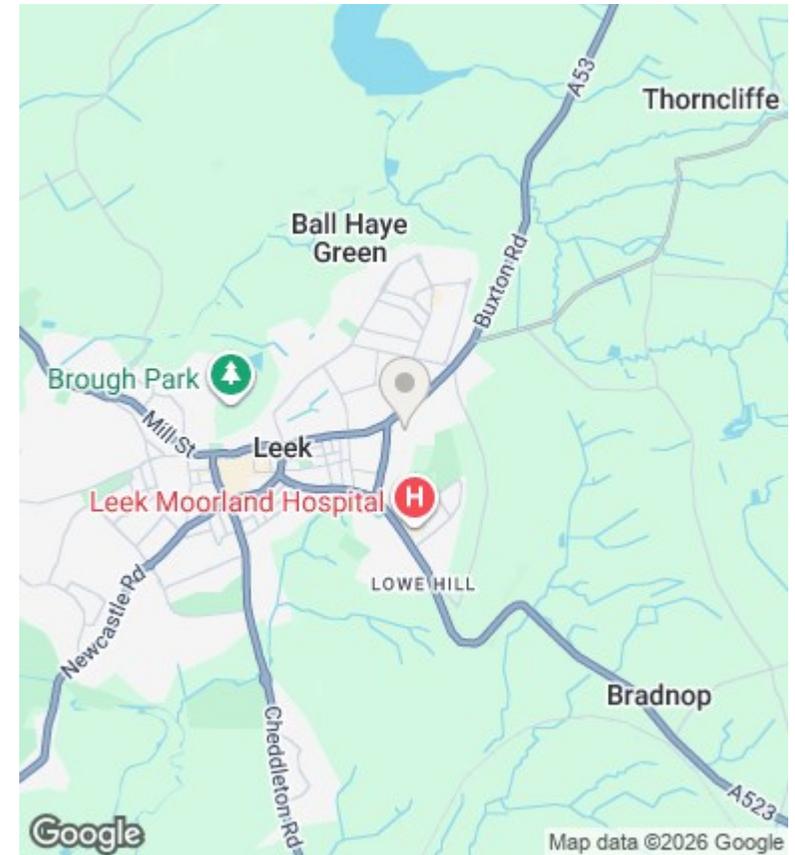
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

D

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |