



5 Hayes Close, Leek, ST13 6DF

Offers Over £260,000

- Semi-detached bungalow occupying a peaceful cul-de-sac position
- Fitted kitchen with an adjoining dining room, ideal for everyday living
- Driveway and detached garage offering ample off-road parking
- An ideal home for those seeking comfortable single-storey living in a sought-after residential location
- Two well-proportioned bedrooms with fitted wardrobes
- South-facing rear garden enjoying plenty of sunshine throughout the day
- Well-appointed shower room
- Bright and spacious sitting room with patio doors opening onto the rear garden
- Uninterrupted green outlook to the rear, providing a pleasant sense of privacy
- Conveniently located close to a range of local amenities and transport links

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Whittaker & Biggs would like to welcome you to this delightful bungalow, which offers an ideal opportunity for those seeking comfortable single-storey living. With two well-proportioned bedrooms and a welcoming reception room, this property is perfect for individuals or small families looking for a tranquil home.

The fitted kitchen, which seamlessly connects to the adjoining dining room, creates a warm and inviting space for everyday living and entertaining, while the bright and spacious sitting room boasts patio doors opening onto the rear garden. The well-appointed shower room adds to the convenience of this lovely home, ensuring that all your needs are met.

One of the standout features of this property is the south-facing rear garden, which boasts an uninterrupted green outlook. This serene setting provides a pleasant sense of privacy, making it an ideal spot for relaxation or outdoor activities. Additionally, the property benefits from a driveway and a detached garage, offering



Council Tax Band: C



Hallway

UPVC double glazed door to the side aspect, storage cupboard, radiator.

Sitting Room

15'7" x 11'11"

UPVC double glazed patio doors to the rear, electric fire with surround, radiator.

Breakfast Kitchen

13'3" x 7'8"

UPVC double glazed window to the rear, units to the base and eye level, space for a range cooker, Smeg extractor hood, stainless steel sink and drainer, chrome mixer tap, breakfast bar, space for a freestanding fridge freezer, radiator, ceiling spotlights.

Dining Room

7'8" x 7'7"

UPVC double glazed window to the frontage, radiator.

Shower Room

6'7" x 5'10"

UPVC double glazed window to the side aspect, walk-in shower enclosure, chrome fitments, rainfall showerhead, pedestal wash hand basin, chrome mixer tap, low-level WC, chrome ladder radiator, fully tiled, extractor fan.

Bedroom One

12'1" x 9'10"

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

Bedroom Two

9'10" x 9'5"

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

Utility Room

8'0" x 7'0"

Wood glazed door to the rear, UPVC double glazed window to the rear, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, wall units, gas-fired wall-mounted Potterton combi boiler, loft hatch.

Loft

Boarded, light.

Externally

To the frontage, tarmacadam driveway, area laid to gravel, detached garage.

To the rear, paved patio, fenced boundary, well stocked borders, timber shed, glass greenhouse, steps down to the stream.

Garage

Metal up-and-over door, power and light.

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

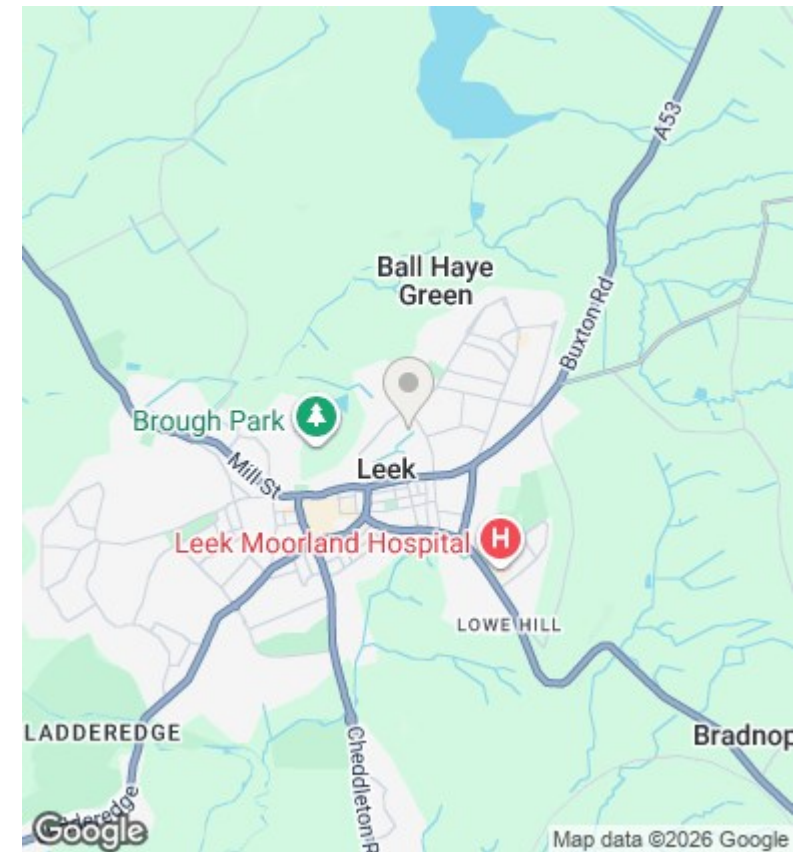
of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC