Whittaker & Biggs Est. 1930
Rostons Group







23 Chestnut Walk, Cheddleton, Leek, Staffordshire, ST13 7BJ

Offers In Excess Of £550,000

- Situated within 140 acres of park and woodland
- Two en-suites
- Double garage
- NO CHAIN!!!!!
- Detached property
- Air-conditioning
- Large private garden
- Four bedrooms
- Galleried landing
- EPC rating C

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23 Chestnut Walk, Leek ST13 7BJ

This impressive four-bedroom detached home occupies a desirable position within St Edward's Park, a development set amid approximately 140 acres of parkland and woodland. Offering spacious accommodation, a generous driveway and an integral double garage, the property is offered for sale with no onward chain.

The welcoming entrance hall has a staircase rising to the first floor and double doors opening into the sitting room. This elegant reception room features a bay window to the front and solid oak flooring. A separate formal dining room overlooks the rear garden and benefits from air conditioning.

To the rear, the breakfast kitchen and family room create a sociable space for everyday living and entertaining. The family area opens onto a decked terrace with a glass veranda, providing a sheltered space to enjoy the garden.

4 3 3 C

Council Tax Band: F





Ground Floor

Entrance Hall
Double glazed composite door to the frontage, UPVC double glazed sidelight window to the frontage, tiled floor, radiator, stairs to the first floor, storage cupboard, WC.

Sitting Room
19'3" x 12'11" max measurement
UPVC double glazed bay window to the frontage, UPVC double glazed arched window to the side aspect, 2 x radiators, living flame gas fire, marble effect surround and hearth, solid oak flooring.

Dining Room
12'2" x 12'0"
UPVC double glazed window to the rear, radiator, Hitachi air conditioning unit, LVT flooring.

Kitchen/Breakfast Room
14'6" x 13'6" max measurement
UPVC double glazed window to the rear, units to the base and eye level, stainless steel double sink and drainer, chrome mixer tap, integral Miele dishwasher, Smeg four ring gas hob, Smeg integral double oven, Smeg extractor hood, integral fridge freezer, radiator, space for a dining table and chairs.

Family Room
11'10" x 9'6"
UPVC double glazed French doors to the rear, radiator.

Utility room
11'3" x 4'11"
Double glazed composite door to the side aspect, space and plumbing for a washing machine. space for a tumble dryer, stainless steel sink and drainer, chrome mixer tap, wall mounted Potterton gas boiler, access to the garage via pedestrian door, storage cupboard.

WC
6'7" x 3'6"
Low level WC, vanity wash hand basin, radiator, extractor fan, tiled splashback.

First Floor

Landing
Galleried landing, 2 x UPVC double glazed windows to the frontage, radiator, loft access.

Bedroom One
12'11" x 12'2"
UPVC double glazed window to the frontage, radiator, Hitachi air conditioning unit, dressing room, en-suite bathroom.

Walk-in Wardrobe
7'10" x 7'1"
Range of built in wardrobes and shelving.

En-suite One
7'10" x 6'3"
UPVC double glazed window to the side aspect, panel bath, chrome mixer taps, low level WC, pedestal wash hand basin, chrome mixer tap, shower enclosure, chrome wall mounted taps, shower attachment, heated towel rail, fully tiled, extractor fan, shaver point.

Bedroom Two
12'2" x 11'1"
UPVC double glazed window to the rear, radiator, fitted wardrobes, en-suite bathroom.

En-suite Two
5'6" x 4'5"
UPVC double glazed window to the rear, shower enclosure, chrome wall mounted taps, shower attachment, low level WC, pedestal wash hand basin, radiator, extractor fan, shaver point.

Bedroom Three
12'11" x 9'8"
UPVC double glazed window to the rear, Hitachi air conditioning unit, radiator.

Bedroom Four
11'6" x 8'9"
UPVC double glazed window to the frontage, Hitachi air conditioning unit, radiator.

Family Bathroom
7'10" x 7'1"
UPVC double glazed window to the rear, panel bath, chrome mixer tap, low level WC, bidet, pedestal wash hand basin, chrome mixer tap, radiator, extractor fan, shaver point, part tiled.

Airing Cupboard
Housing the water tank.

Loft
Boarded, pull down ladder.

Externally
To the frontage, block paved driveway, area laid to lawn, gated access to the rear, garage. To the rear, decked area, metal and glass veranda, area laid to lawn, block paved area, timber shed, mature trees, fence boundary, external power socket, external tap.

Garage
Up-and-over door, power and light.

AML Regulations
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GROUND FLOOR



1ST FLOOR



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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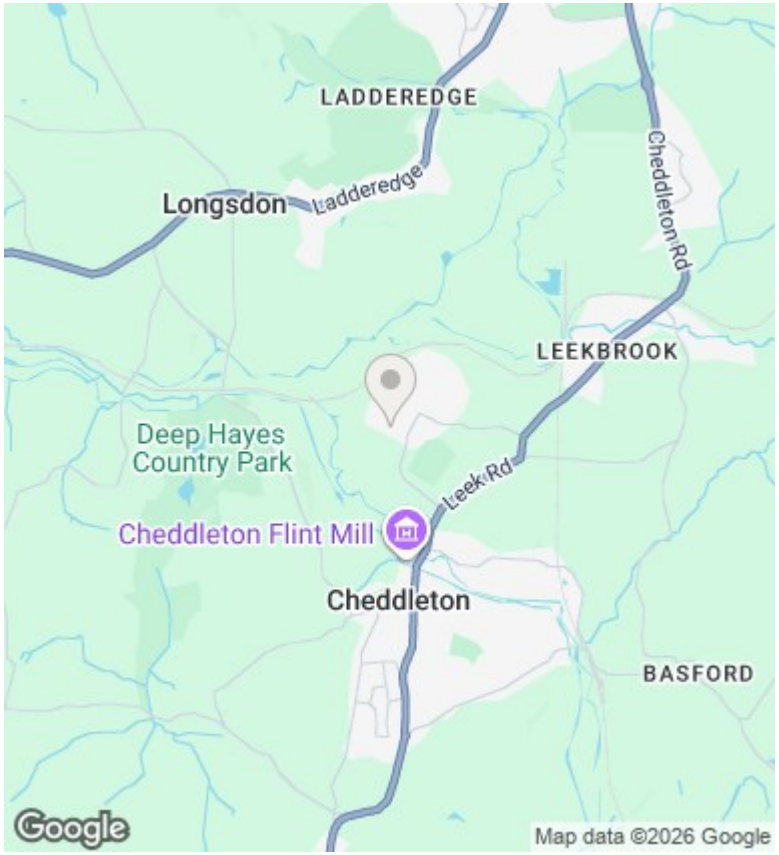

Directions

Viewings

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

Council Tax Band

F

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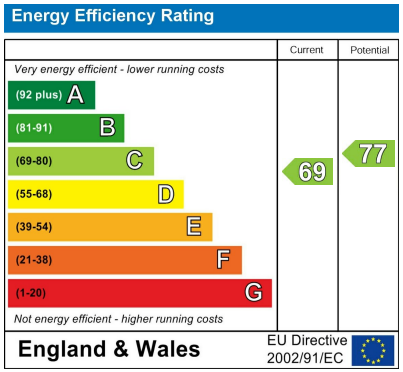

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