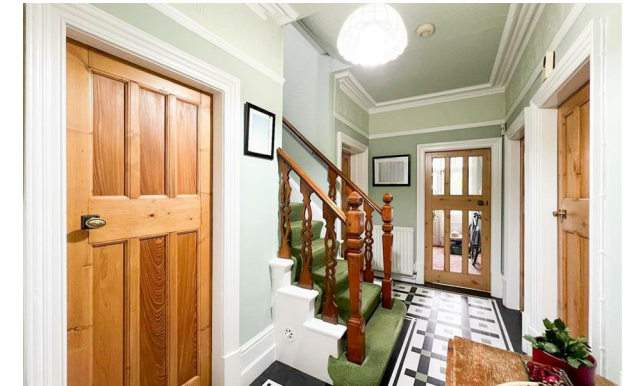




Burns Croft Brow Hill, Leek, ST13 5EZ

Offers Over £650,000

- A rare opportunity to purchase a unique property
- En-suite shower room with under floor heating to bedroom one
- Breakfast kitchen with peninsula breakfast bar
- Within walking distance of Leek town centre
- Detached property on an impressive plot of 0.6 acres
- Large family bathroom with bath and separate shower
- Private driveway with electric gate
- Four well proportioned bedrooms
- Sitting room, dining room and garden room at the rear of the property
- Hardwood sash windows

Burns Croft Brow Hill, Leek ST13 5EZ

Whittaker & Biggs are delighted to offer to the market this remarkable detached house. Built in 1917, this property boasts a generous 2,131 square feet of living space, set on an impressive plot of 0.6 acres, offering both privacy and ample outdoor space.

The home features four well-proportioned bedrooms, including a principal suite complete with an en-suite shower room that benefits from underfloor heating, ensuring comfort throughout the seasons. The large family bathroom is thoughtfully designed, featuring both a bath and a separate shower, catering to the needs of a busy household.

The ground floor is designed for both relaxation and entertaining, with two inviting reception rooms: a cosy sitting room and a spacious dining room. A delightful garden room leads to the garden, perfect for enjoying the views of the expansive garden. The breakfast kitchen is a highlight, equipped with a peninsula



Council Tax Band: F



Ground Floor

Entrance

5'11" x 4'5"

Hardwood door to the frontage, hard wood double glazed stained glass sidelight windows, hardwood double glazed transom window, tiled floor.

Hallway

13'11" x 6'0"

Wood glazed door with side light windows and transom window to the frontage, stairs to the first floor, tiled floor, two radiators.

Cloakroom

7'3" x 5'10"

Hardwood double glazed sash window to the side aspect, wall mounted corner wash hand basin, chrome taps, radiator, understairs storage cupboard.

WC

5'10" x 2'10"

Hardwood double glazed sash window to the frontage, low level WC.

Dining Room

15'10" x 13'5" max measurement

Hardwood double glazed sash bay window to the rear, hardwood double glazed sash windows to the frontage, gas fire, tiled hearth and surround, wood mantle, two radiators.

Sitting Room

15'5" x 13'5"

Hardwood double glazed sash bay window to the rear, hardwood double glazed sash bay window to the side aspect, living flame gas fire, tiled hearth, slate surround, wood mantle, two radiators, serving hatch.

Garden Room

9'7" x 5'11"

Hardwood double glazed French doors with transom window to the rear, radiator.

Breakfast Kitchen

21'9" x 15'8" max measurement

Hardwood double glazed sash windows to the side aspect, UPVC double glazed French doors to the frontage, units to the base and eye level, kitchen peninsula, Rangemaster range oven, Rangemaster extractor hood, space and plumbing for a dishwasher, wood burning stove (with back boiler to heat three radiators), tiled hearth, tiled floor, pantry, two radiators, space for a freestanding fridge freezer, space for a table and chairs.

Utility Room

7'8" x 5'8"

Hardwood double glazed sash window to the frontage, butler sink, chrome taps, units to the base and eye level, space and plumbing for a washing machine, space for a tumble dryer, space for freestanding fridge freezer, gas fired wall mounted Baxi combi boiler, expansion tank.

First Floor

Landing

12'0" x 10'6"

Hardwood double glazed sash window to the side aspect, skylight, two radiators, airing cupboard.

Bathroom

12'10" x 9'10" max measurement

Two UPVC double glazed sash windows to the side aspect, panel bath, chrome telephone style mixer tap and handheld shower attachment, separate shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, bidet, chrome ladder radiator, standard radiator, loft hatch.

Bedroom One

15'2" x 13'6"

Hardwood double glazed sash bay window to the side aspect, hardwood double glazed sash window to the rear, radiator.

En-suite

8'7" x 5'10"

Hardwood double glazed sash window to the rear, quadrant shower enclosure, chrome

fitments, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, tiled floor, fully tiled, under floor heating.

Bedroom Two

15'4" x 13'5" max measurement

Hardwood double glazed sash bay window to the rear, hardwood double glazed sash window to the frontage, pedestal wash hand basin, chrome taps, radiator.

Bedroom Three

15'0" x 10'0"

UPVC double glazed sash bay window to the frontage, pedestal wash hand basin, chrome taps, two radiators.

Bedroom Four

12'3" x 7'3"

UPVC double glazed sash bay window to the frontage, radiator.

Externally

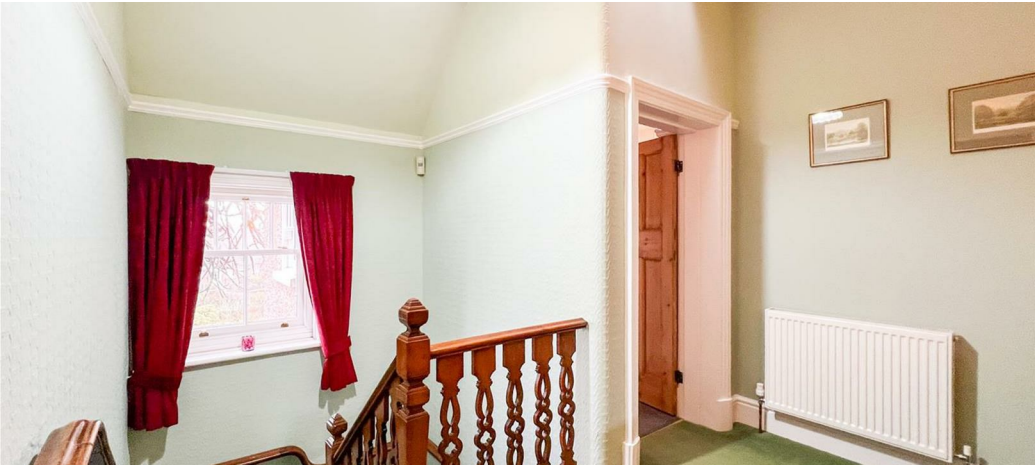
To the frontage, block paved driveway suitable for multiple vehicles, hedge and fence boundary, access to the rear, raised planter bed, electric wooden gate.

To the rear, Indian stone paved patio, area laid to lawn, mature trees and shrubs, hedge boundary, two timber sheds, raised bed area, pond.

AML REGULATIONS

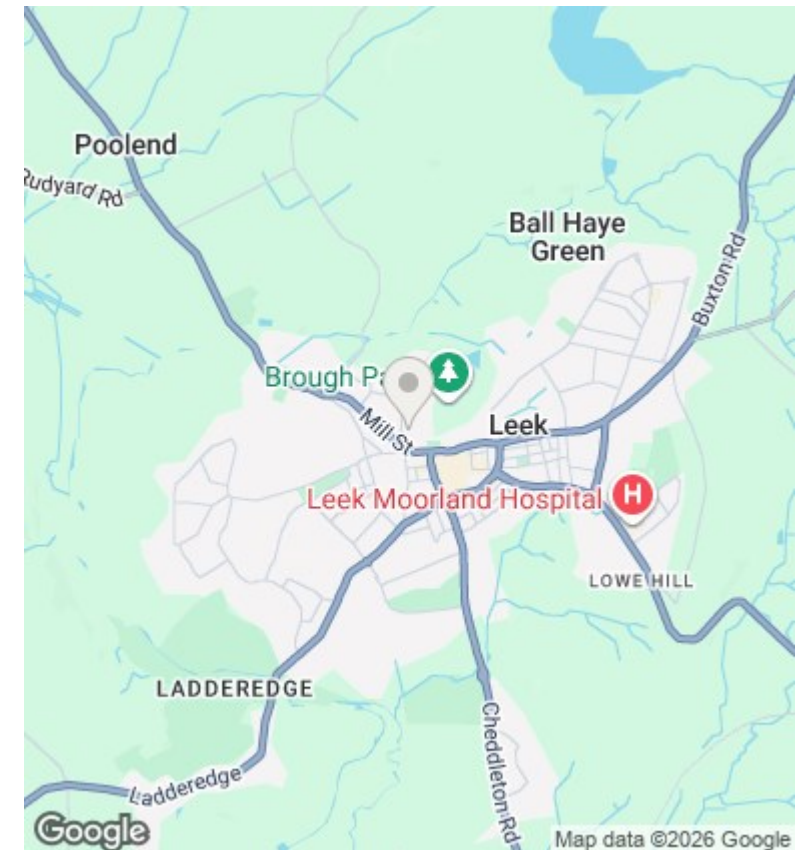
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		