



42 Mulberry Way, Leek, Staffordshire, ST13 5TL

Offers Over £415,000

- Detached property
- Log burner
- Close to local amenities
- Solar panels to the front and rear with Tesla Powerwall rechargeable home battery
- Open plan kitchen/diner/living
- Covered pergola in the west facing rear garden
- EPC rating D
- Four bedrooms
- Quiet cul-de-sac location
- Pod Point EV Charger

42 Mulberry Way, Leek ST13 5TL

Whittaker & Biggs are delighted to offer to the market this detached, four bedroom property that features an open plan kitchen dining and living area and is situated in a quiet cul-de-sac location.

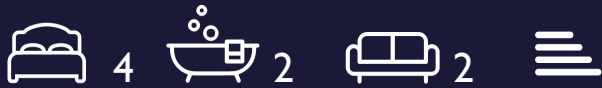
The property is comprised of a hallway, open plan kitchen/dining/living area, sitting room with log burner and a store to the ground floor whilst to the first floor there are four bedrooms, an en-suite and a bathroom.

The sizable kitchen is over seven and a half metres in width and is equipped with an island unit, Fisher & Paykel gas hob, extractor, integral Fisher & Paykel electric fan assisted oven, and an integral Hotpoint dishwasher. Bi-fold doors fully open to reveal the garden beyond.

A double ended, freestanding bath with waterfall tap and contemporary suite can be found in the first floor bathroom.

All four bedrooms are well-proportioned with the principal bedroom having an all-important en-suite shower room.

Externally to the rear, there is a paved patio, an area laid to lawn and a covered timber pergola suitable for outdoor seating or a hot tub.



Council Tax Band: D



Ground Floor

Hall

11'4" x 5'11" Max measurement

Wood double glazed door with sidelight window to the frontage, stairs to the first floor, radiator.

Sitting Room

13'3" x 9'9"

UPVC double glazed bay window to the frontage, log burner granite hearth, wood mantel, 2 x radiators, double doors to the kitchen.

kitchen/Diner

25'0" x 9'11"

Aluminium bi-fold doors to the rear, units to the base and eye level, island unit, Fisher & Paykel gas hob, extractor over, stainless steel sink, integral Fisher & Paykel electric fan assisted oven, integral Hotpoint dishwasher, chrome mixer tap, space for an American fridge freezer, space for a dining table and chairs, anthracite vertical column radiator, inset ceiling spotlights.

Living Area

8'4" x 7'4"

Anthracite vertical column radiator.

Store

8'8" x 8'4"

Electric roller door, power and light, space and plumbing for a washing machine.

First Floor

Landing

9'7" x 10'0" Max measurement

Airing cupboard housing the Worcester Bosch combined boiler, radiator, loft hatch.

Bedroom One

13'5" x 10'2"

UPVC double glazed window to the frontage, built in wardrobes, radiator, ensuite off.

Ensuite

5'0" x 4'2"

UPVC double glazed window to the frontage, shower enclosure, chrome fittings, pedestal wash hand basin, chrome mixer tap, low level WC, anthracite ladder radiator, part tiled, inset ceiling spotlights.

Bedroom Two

12'6" x 7'11"

UPVC double glazed window to the rear, radiator.

Bedroom Three

10'4" x 7'11"

UPVC double glazed window to the rear, radiator.

Bedroom Four / Dressing Room

8'8" x 8'6"

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

Bathroom

8'5" x 6'6"

UPVC double glazed window to the side aspect, double ended freestanding bath, chrome waterfall tap, pedestal wash hand basin, chrome taps, low level WC, part tiled, extractor fan, anthracite ladder radiator.

Loft

Part boarded, light.

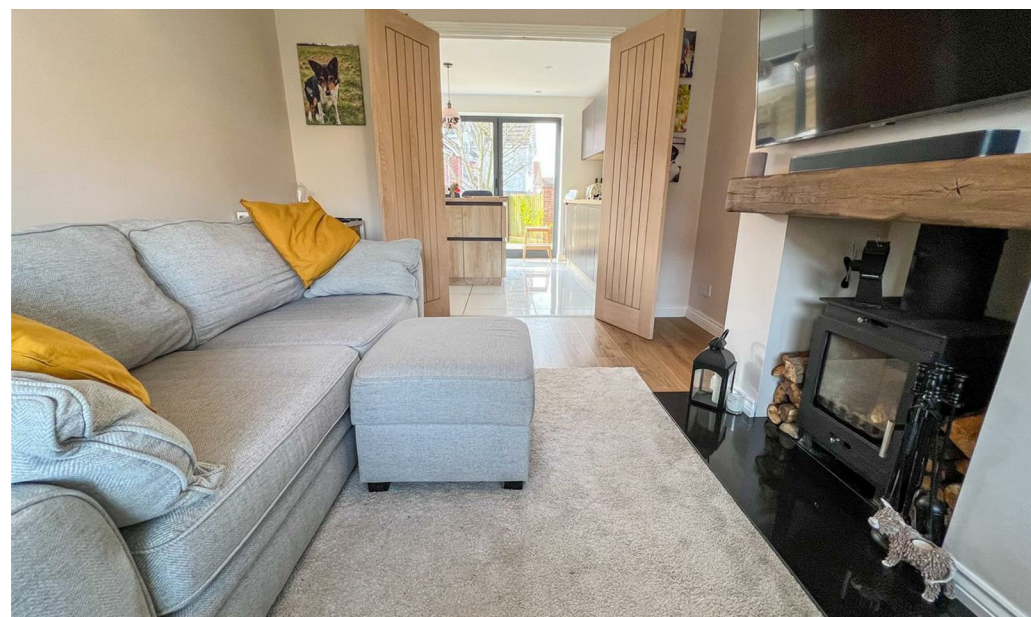
Externally

To the frontage, tarmacadam drive, area laid to lawn, fence and hedge boundary, Pod Point EV Charger, solar panels.

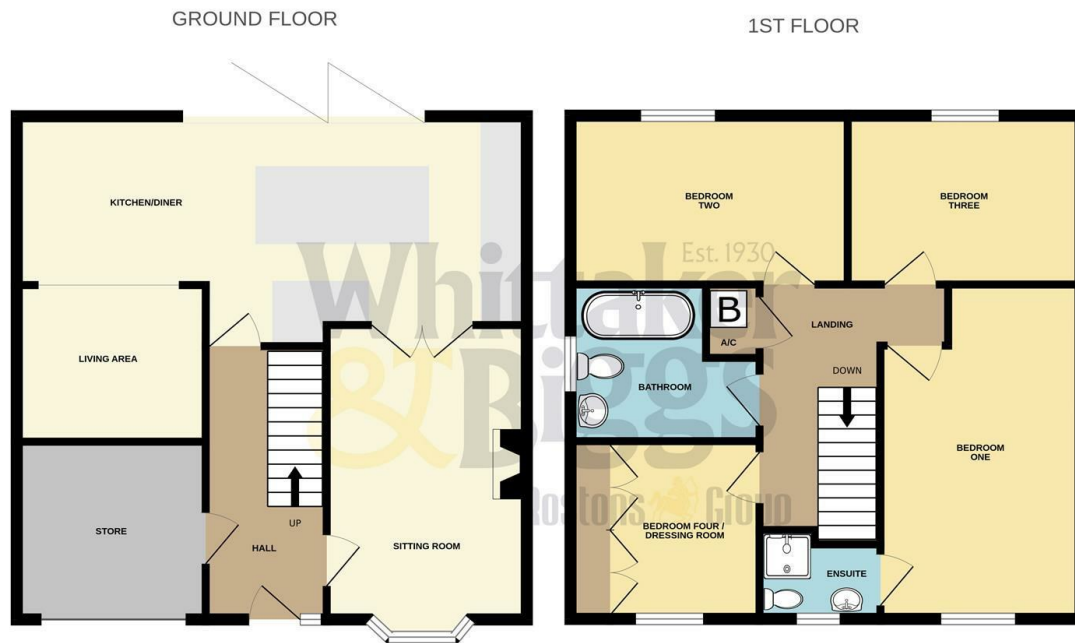
To the rear, paved patio, area laid to lawn, fence boundary, covered timber pergola with paved area beneath suitable for outdoor seating or a hot tub, solar panels.

AML REGULATIONS

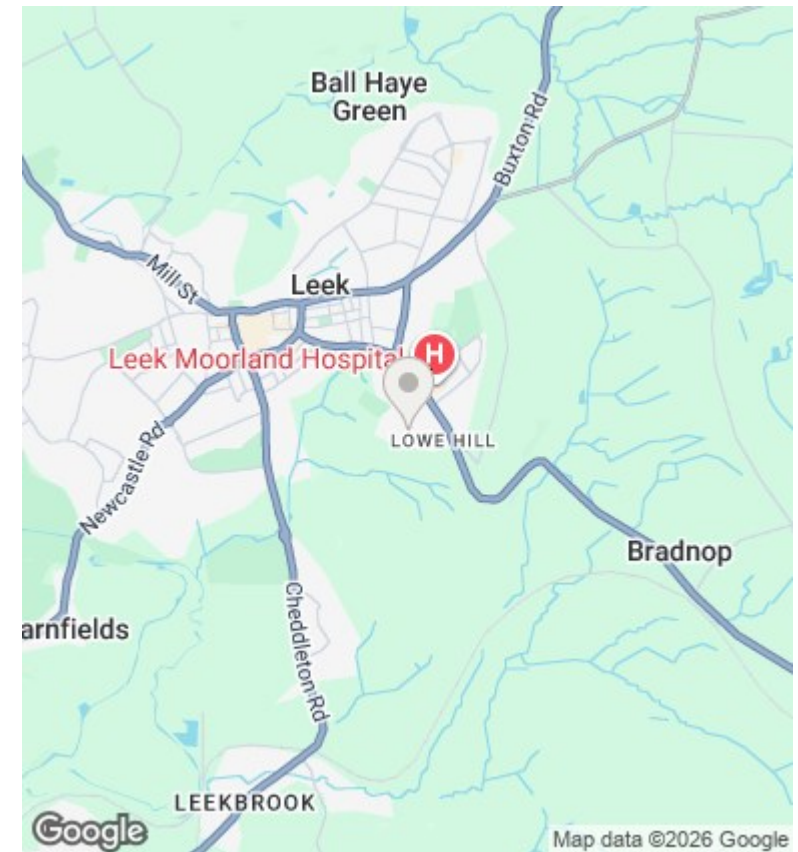
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan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

From our Derby Street, Leek offices take the A523 Ashbourne Road out of the town. Follow this road for approximately half a mile and taking the fourth turning right into Pickwood Avenue, follow this road taking the fourth turning right into Milltown Way and the first left in to Mulberry Way. Continue along taking the second turning right where the property is situated on the right hand side.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	