



## 29 Campbell Avenue, Leek, ST13 5RR

Offers In The Region Of £325,000

- Two bedroom detached bungalow
- Esnuite to bedroom one
- Timber garden room with power and light
- Driveway with dual access to the front
- Bespoke fitted kitchen which opens into the conservatory
- Located on the outskirts of town
- Large private rear garden
- Side Porch
- NO CHAIN

# 29 Campbell Avenue, Leek ST13 5RR

Nestled on Campbell Avenue in the charming town of Leek, Staffordshire Moorlands, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and style. With its dual driveways at the front, this property provides ample parking space, making it convenient for both residents and guests.

Upon entering, you will find a spacious living room that welcomes you with its warm ambiance, ideal for relaxation or entertaining. The bespoke fitted kitchen is a true highlight, featuring a Smeg range style cooker that will delight any culinary enthusiast. Adjacent to the kitchen, a lovely conservatory extends the living space, allowing natural light to flood in and providing a serene spot to enjoy the views of the garden.

The bungalow boasts two well-appointed bedrooms, with bedroom one benefiting from an ensuite bathroom for added privacy and convenience. A further bathroom serves the second bedroom and guests, ensuring comfort for all.



Council Tax Band: D



### **Hallway**

Upvc double glazed door to front, radiator, loft access, storage cupboard.

### **Bedroom One**

15'6" x 10'11"

Upvc double glazed window to the front, radiator.

### **Ensuite**

10'10" x 7'6"

Walk in shower enclosure, chrome fitment, low level WC, vanity wash hand basin with chrome mixer tap with touch sensitive control, radiator, chrome heated ladder radiator, Upvc double glazed window to the rear, space for a washing machine, space for a dryer.

### **Bathroom**

7'3" x 7'1"

Panel bath, chrome mixer tap with shower head attachment, low level WC, pedestal wash hand basin, radiator, partly tiled walls, Upvc double glazed window to the rear.

### **Living Room**

13'11" x 10'10" max measurement

Upvc double glazed window to the front, radiator, living flame gas fire on a marble style surround, hearth and mantle.

### **Kitchen**

15'1" x 10'11"

Range of bespoke fitted units to the base and eye level, quartz work surfaces,

inset stainless steel one and half sink, chrome mixer tap with a water purifier, Smeg range style cooker with five ring gas hob, electric ovens and grills, extractor, pull out larder cupboard, integral fridge, integral freezer, radiator, space for a dishwasher,

### **Conservatory**

12'7" x 9'6"

Upvc double glazed windows, Upvc double glazed patio doors to the rear, radiator.

### **Side Porch**

Upvc double glazed door to the side, radiator, wall mounted gas fired boiler.

### **Externally**

Block paved driveway with dual entrance, walled and fenced boundary, gated access to either side to the rear garden, well stocked borders.

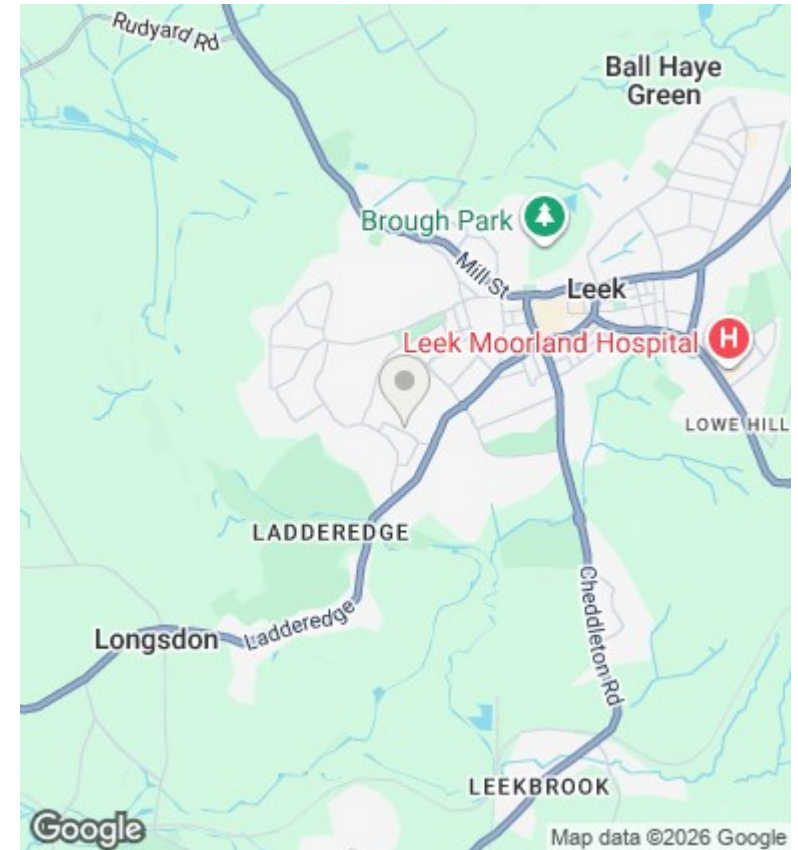
To the rear, stepped access to a lawn, fenced boundary, patio, two timber sheds and a summer house, power/light, glazed patio doors and windows.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information 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. Made with Metropix (2025).



## 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>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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	