



## Roach View Buxton Road, Blackshaw Moor, Leek, Staffordshire, ST13

Offers In Excess Of £350,000

- Five bedroom detached house
- Substantial plot
- Semi-rural location
- Four reception rooms
- Large kitchen with utility off
- Excellent views of the Roaches
- Two shower rooms
- Character and charm throughout

# Roach View Buxton Road, Leek ST13 8TW

Roach View is a beautifully presented four-bedroom detached house which is nestled on a substantial plot, in the semi-rural location known as Blackshaw Moor. Located just on the outskirts of Leek, the property offers the convenience of rural living, spectacular view, whilst having all the local amenities just a short drive away. The property boasts a versatile layout, having four reception rooms, two shower rooms, spacious kitchen with vaulted ceiling and utility off. A further bedroom/study room with shower room off, is a great addition which creates even more flexibility. The rear garden is well established and offers a great deal of privacy and the driveway to the side, offers off street parking for a number of vehicles.

You're welcomed into the property via an entrance porch to the side, through to the sitting room which is currently utilised as the dining area, with bedroom five/study room off. The bedroom/study room is serviced via a shower room, ideal for guests. Located within the heart of the property is the dining room, with oak style staircase to the first floor and access to the living room and kitchen. The living room has a spectacular feature window to the rear, corncicing, ceiling rose and feature log burning stove set within a brick fireplace with oak mantle. The kitchen is a light and airy space with vaulted ceiling, skylight, fitted units with



Council Tax Band: E



### **Porch**

Wood door to the front elevation with stained glass panel, wood flooring, radiator, storage cupboard, shoe cupboard, two UPVC double glazed windows to the front elevation. - Size : -

### **Sitting Room**

12'9" x 11'3"

Radiator, UPVC double glazed window to the side elevation, oak style door. - Size : - 12' 9" x 11' 3" (3.89m x 3.43m)

### **Study/Bedroom Five**

5'2" x 12'2"

Radiator, airing cupboard housing Worcester oil fired boiler, UPVC double glazed window to the front elevation, access to the rear porch. - Size : - 5' 2" x 12' 2" (1.58m x 3.71m)

### **Ensuite Shower Room**

3'0" x 6'9"

Tiled flooring, mosaic tiled walls, extractor fan, lower level WC, vanity wash hand basin, shower cubicle with glass bi-folding door. - Size : - 3' 0" x 6' 9" (0.91m x 2.05m)

### **Dining Room**

9'11" x 14'8"

UPVC double glazed window to the side elevation, oak style stairs to the first floor. - Size : - 9' 11" x 14' 8" (3.01m x 4.48m)

### **Sitting Room**

13'3" x 14'11"

Log burning stove set on exposed brick surround and stone hearth, feature window to the rear elevation, traditional radiator. - Size : - 13' 3" x 14' 11" (4.03m x 4.54m)

### **Kitchen**

11'7" x 13'4"

Tiled flooring, three UPVC double glazed windows to the rear elevation, skylight, radiator, Range of units to the base and eye level, bespoke Oak worksurfaces, sink with drainer and mixer tap. - Size : - 11' 7" x 13' 4" (3.53m x 4.06m)

### **Utility**

6'5" x 6'4"

Bespoke oak worksurfaces, plumbing for washing machine. - Size : - 6' 5" x 6' 4" (1.95m x 1.94m)

### **Conservatory**

7'5" x 24'6"

Sand stone tiled floor, UPVC double glazing to three elevations, glass roof, power points, single door to the side elevation, patio doors to the rear Garden. - Size : - 7' 5" x 24' 6" (2.26m x 7.46m)

### **First Floor**

- Size : -

### **Bedroom One**

10'6" x 12'5"

Fitted wardrobe, two UPVC double glazed windows to the front elevation, exposed wood beams, air conditioning unit, loft access. - Size : - 10' 6" x 12' 5" (3.20m x 3.79m)

### **Bedroom Two**

11'11" x 11'9"

Ornamental fireplace, two UPVC double glazed windows to the rear elevation, two radiators, exposed timber beams. - Size : - 11' 11" x 11' 9" (3.62m x 3.57m)

### Bedroom Three

8'6" x 11'9"

Two UPVC double glazed windows to the side elevation, two radiators, exposed timber beams. - Size : - 8' 6" x 11' 9" (2.60m x 3.58m)

### Bedroom Four

7'7" x 9'4"

Upvc double glazed window to the rear aspect. - Size : - 7' 7" x 9' 4" (2.31m x 2.85m)

### Shower Room

7'7" x 7'0"

Wood effect laminate flooring, frosted window to the side elevation, heated towel rail, exposed timber beam, lower level WC, pedestal wash hand basin, double walk in shower enclosure. - Size : - 7' 7" x 7' 0" (2.31m x 2.13m)

### Externally

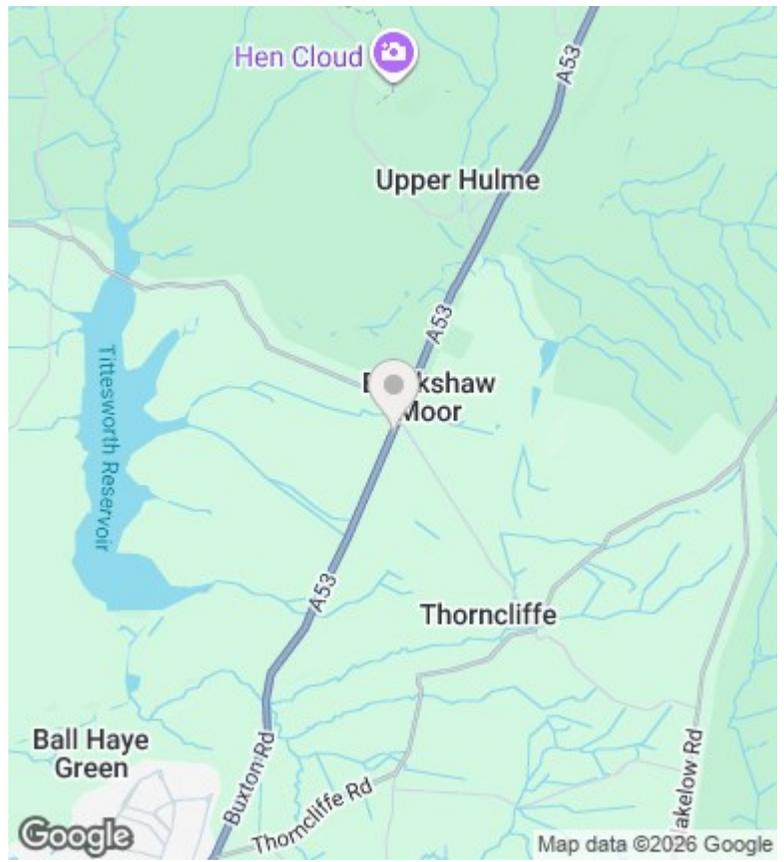
To one side is a driveway for a number vehicles. To the rear is large landscaped garden with lawns, flagged path, two patio areas, pergola, wooden summerhouse, well stocked borders and oil store housing oil tank. To the other side is a patio area. - Size : -







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 proceed to the roundabout turning left into Ball Haye Street, at the traffic lights turn right on to the A53 Buxton Road, follow this road out of the town and upon reaching the village of Blackshaw Moor and just before the Three Horseshoes Hotel the property is located on the left hand side, clearly identified by Whittaker & Biggs 'For Sale' board.

### Viewings

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

### Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	