

## 33 Willow Drive, St Edwards Park, Cheddleton, Staffordshire, ST13

Offers In Excess Of £135,000

- Two bedroom terrace home
- Spacious rooms
- En-suite to bedroom one
- Desirable location
- Sash windows
- Set within 140 acres of park and woodland
- High ceilings
- 2 allocated parking spaces
- Traditional and modern design

# 33 Willow Drive, Cheddleton ST13 7FB

This terraced property is located within a desirable cul-de-sac location and is set within 140 acres of park and woodland. Featuring spacious rooms, wood sash windows and high ceilings this home offers both traditional and modern design. You're welcomed into the property via the spacious hallway which houses the stairs to the first floor. There is access to a downstairs WC and benefits from under stair storage.

The kitchen has a range of units, quartz style worktops, integrated appliances that include, electric hob, oven and an extractor fan. There is also space for a bistro sized table and chairs.

The living room is over 6 metres wide and features 2 wood sash windows with tranquil views of grassland.

On the first floor there are two well-proportioned bedrooms both with high ceilings and sash windows. Bedroom one has an ensuite shower room.

The bathroom has a contemporary suite and features a pedestal handwash basin, panel bath, and low level WC.

Externally the property is located within a peaceful cul-de-sac and has 2 allocated parking spaces.

A viewing is highly recommended to appreciate this home's quiet location, high ceilings and spacious design.



Council Tax Band: D



## **Ground Floor**

- Size : -

### **Hallway**

11'4" x 8'0" Max measurement

Wood door, electric radiator, access to downstairs WC, stairs to first floor, storage cupboard. - Size : - 11' 4" x 8' 0" (3.45m x 2.45m) Max measurement

### **WC**

5'4" x 2'10"

Low level WC, hand wash basin, chrome taps, tiled splash back. - Size : - 5' 4" x 2' 10" (1.63m x 0.87m)

### **Kitchen**

9'3" x 7'11"

Wood sash window to the frontage, range of units to the base and eye level, quartz style worktops, stainless steel sink, chrome mixer tap, extractor fan, electric 4 ring hob, integral oven, integral fridge freezer, electric radiator, space for bistro style table. - Size : - 9' 3" x 7' 11" (2.83m x 2.42m)

### **Living / Dining Room**

20'10" x 13'1" max measurement

2 x wood sash windows to the rear aspect, 2 x electric radiators, wall lights. - Size : - 20' 10" x 13' 1" (6.36m x 4.00m) max measurement

## **First Floor**

- Size : -

### **Landing**

- Size : -

### **Bathroom**

8'8" x 6'1"

Wood sash window to the rear, low level WC, pedestal hand wash basin, chrome mixer tap, panel bath with chrome mixer tap and hand held shower, electric radiator, part tiled, cupboard housing the water tank. - Size : - 8' 8" x 6' 1" (2.65m x 1.86m)

### **Bedroom One**

13'11" x 10'6"

2 x wood sash windows to the frontage, electric radiator, fitted wardrobes. - Size : - 13' 11" x 10' 6" (4.23m x 3.21m)

### **En-suite**

6'0" x 5'8"

Shower cubicle, Triton electric shower, low level WC, pedestal hand wash basin, chrome taps, part tiled, electric radiator, extractor fan. - Size : - 6' 0" x 5' 8" (1.82m x 1.72m)

### **Bedroom Two**

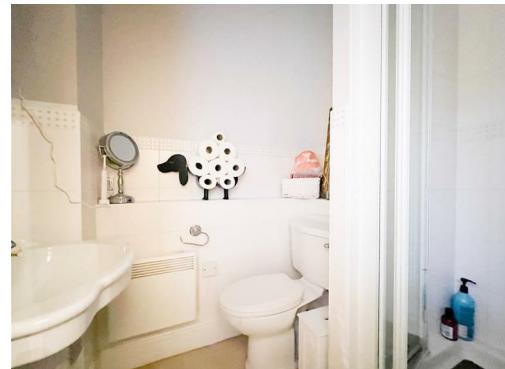
13'11" x 9'11" Max measurement

Wood sash window to the rear, electric radiator. - Size : - 13' 11" x 9' 11" (4.23m x 3.02m) Max measurement

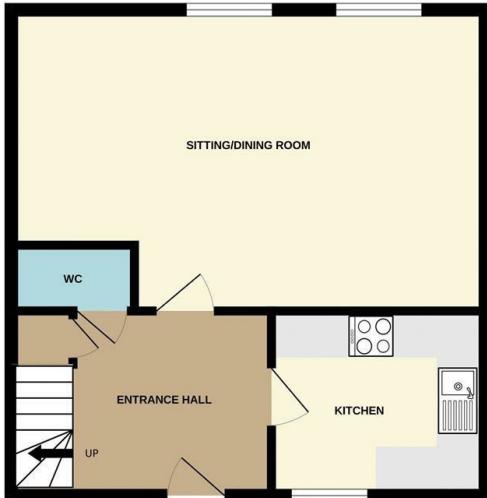
### **Externally**

2 x allocated parking spaces. - Size : -

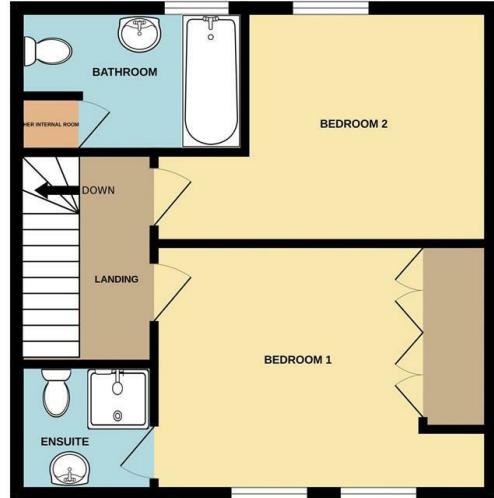




GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

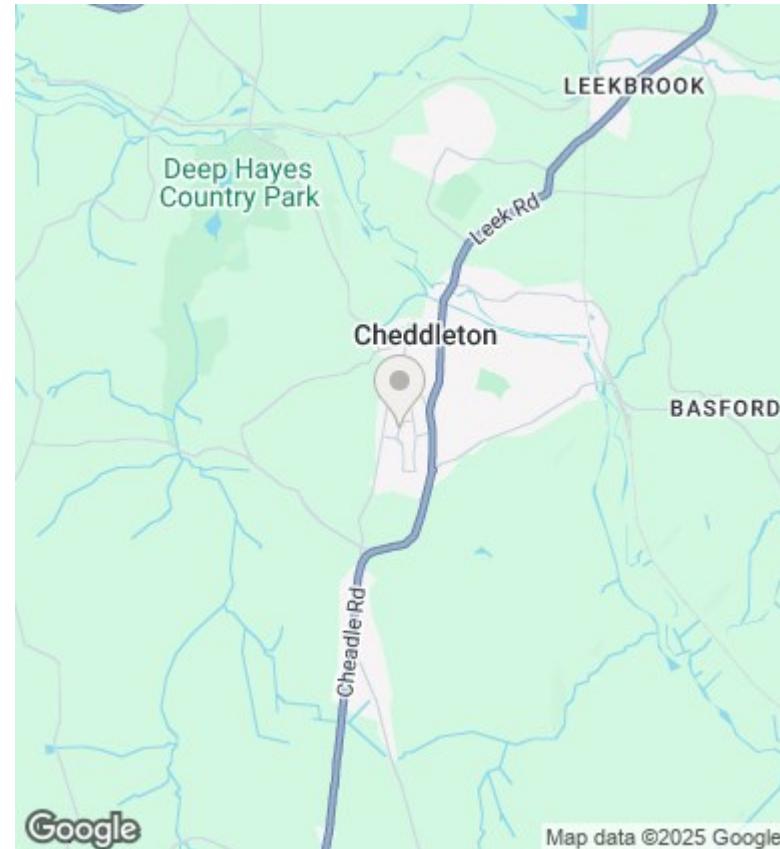


1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 sq.m.) approx.

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 Office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road. Follow this road proceeding out of the town passing through the village of Leekbrook and after passing over the small railway bridge take the first right hand turn into the St Edwards Park Development. Follow this road taking your first turning right into Villa Road and as the road forks take the left hand fork into

## Viewings

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

## Council Tax Band

D

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