



## The Chapel Villa Road, Cheddleton, Leek, ST13 7EA

£1,750 Per Month

- Four bedroom converted Chapel
- Substantial Gardens around the property
- Triple Garage ( Subject to Negotiation)
- Modern Living
- EPC Rating B
- Private driveway with Electric Gates
- Fully fitted Kitchen with built in appliances

# The Chapel Villa Road, Leek ST13 7EA

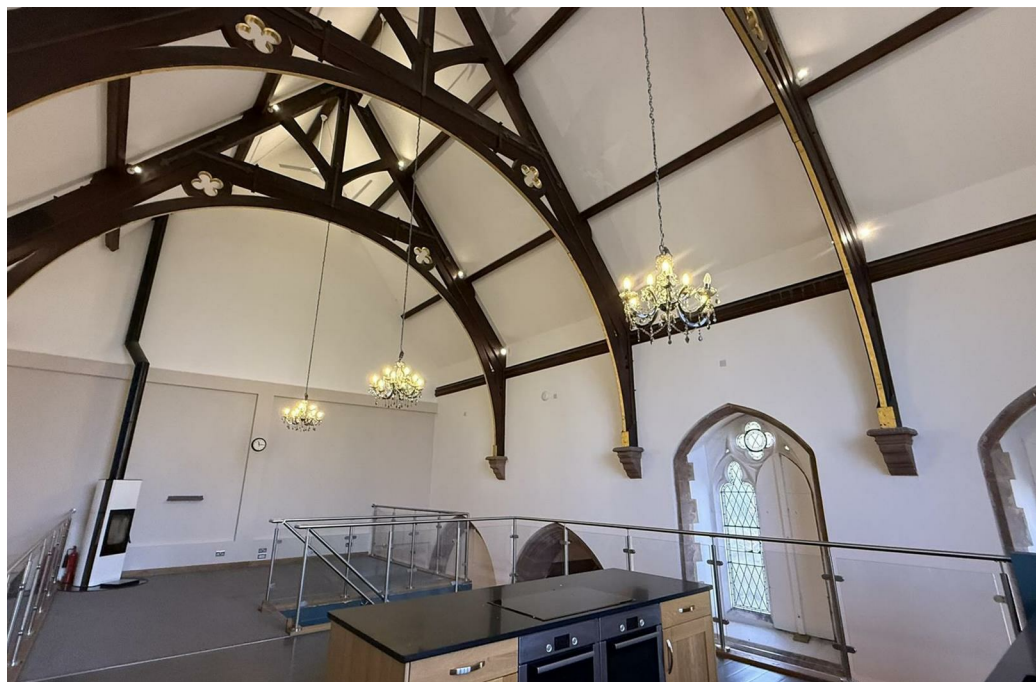
Nestled in the charming village of Cheddleton, Leek, this impressive Chapel on Villa Road offers a perfect blend of modern living and traditional comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a tranquil setting.

The house boasts two well-appointed bathrooms, ensuring convenience for all residents. A standout feature of this property is its substantial garden, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. The garden is a delightful retreat, perfect for entertaining guests or spending quality time with family.

For those with vehicles, the property includes off-road parking and a triple garage, offering plenty of space for cars, bikes, or additional storage. This is a rare find in the area, making it a practical choice for busy households.



Council Tax Band: G



### **Hallway**

Wood door to the side elevation, radiator,

### **Bedroom Three/Office**

Radiator.

### **Main Hallway**

Stairs leading to Living Room/Kitchen, Smart Lighting system, radiators.

### **Boiler Room**

Worcester Gas fired boiler, hot water cylinder, electric meters and fuse box.

### **WC**

Lower level WC, wash hand basin, extractor fan.

### **Living Room**

Corner wood burning stove.

### **Kitchen**

Range of units to the base level, built in freezer, built in fridge, built in Bosch dishwasher, inset sink unit with mixer tap and separate tap for Hot Water, breakfast island with five ring Bosch induction hob, two Bosch electric fan assisted ovens.

### **Bedroom Hallway**

Three triple radiators.

### **Bedroom One**

Full length windows, built in bed, built in bedside tables, projector, built in wardrobes.

### **Ensuite**

Corner shower cubicle with modern rainfall shower and separate shower attachment, tiled flooring, chrome heated towel radiator, vanity wash hand basin with chrome mixer tap over, lower level WC with push flush.

### **Bedroom Two**

Radiator with walk in cupboard suitable for storage.

### **Bedroom Four**

Radiator and full length windows.

### **Bathroom**

Full length frosted window, freestanding bath with floor to bath mixer tap and shower attachment, pedestal wash hand basin, lower level WC with push flush, inset downlights.

### **Outside**

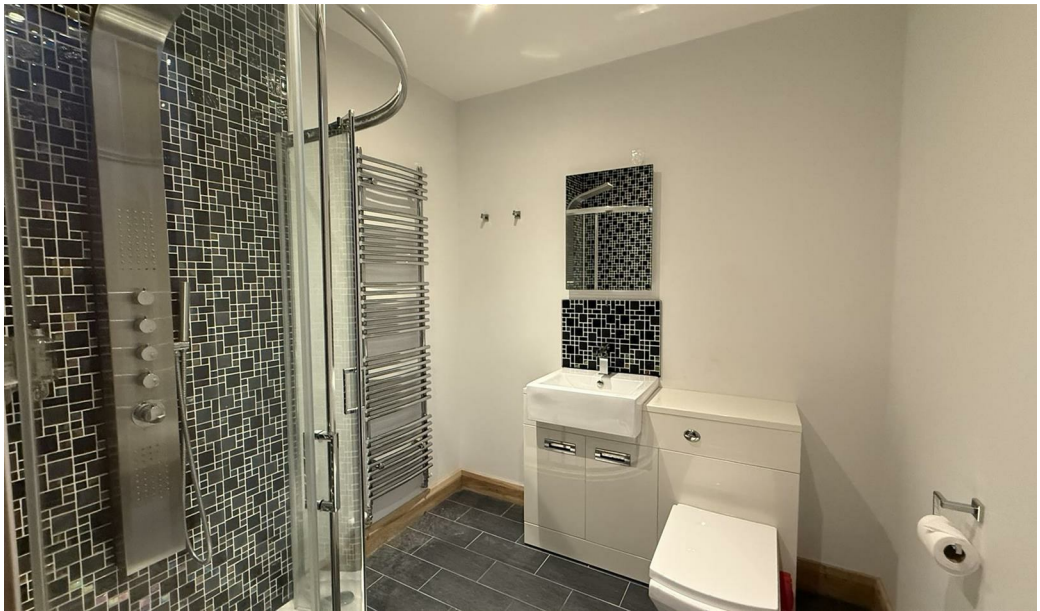
Electric gates to the driveway with access to the Garage (Subject to Negotiation) with Victorian lamp posts.

To the front of the property is a substantial garden with Hot Tub (Tenants responsibility), gated access to Birchtree Drive, outside water tap, lawned area, fenced and hedged boundaries.

### **Triple Garage**

(Subject to Negotiation)

Detached garage with three electric roller doors, EV charging point.





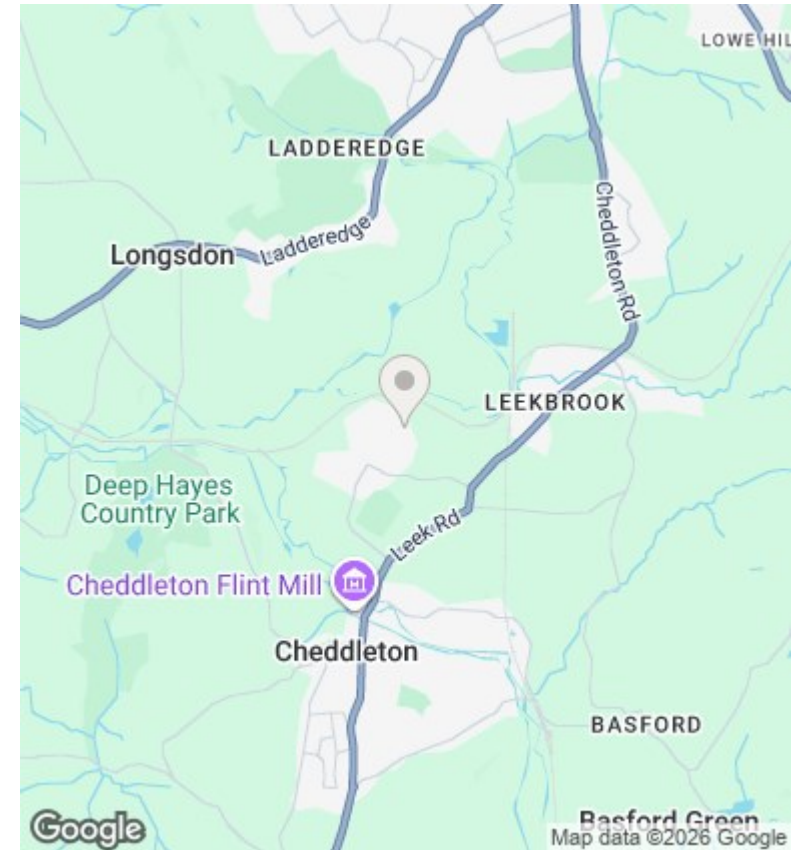
## Directions

## Viewings

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

## Council Tax Band

G



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	85
(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>		
England & Wales		EU Directive 2002/91/EC 