



Heath View

Cheddleton Heath



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

5 Heath View

Cheddleton Heath, Leek

Staffordshire

ST13 7AT

An opportunity to purchase a fabulous four bedroom detached family home situated in one of the areas most sought after and well established residential locations on Cheddleton Heath.

The property is tucked away in a quiet cul-de-sac position and occupies an excellent sized plot of considerably private and well maintained gardens.

The main internal accommodation which benefits from double glazing, gas fired central heating and security alarm system briefly comprises: Entrance Hall, Cloakroom, Living Room with feature inglenook fireplace, Dining Room, Kitchen with integrated appliances and Utility Room to the ground floor. Landing Area, Master Bedroom with En-Suite Shower Room and Home office / Study or Dressing Room option, Three further Bedrooms and family Bathroom to the first floor.

Externally, the property boasts a driveway providing ample parking space for a number of vehicles, leading to the integral double garage, to the side of the property is an additional parking area which would be ideally suitable for a caravan/boat/motor home etc.

A viewing of the property comes strongly recommended to fully appreciate the size of accommodation on offer and the outstanding location.

Offers in the region of : £525,000



4



2



2



tbc

Council
Tax Band

E



Leek Office - 01538 383344



leek@buryandhilton.co.uk



Accommodation



Entrance Hall

Radiator. Stairs off. Coving. Understairs storage.

W.C.

W.C Wash basin. Radiator.

Living Room

Radiator x 2. Coving. Feature inglenook fireplace with log burner. Bay window. Double doors to:

Conservatory

Tiled floor. Electric heater. Spotlights. Double doors out to garden.

Dining Room

Radiator. Coving.

Kitchen

Wall and base units. Stainless steel sink unit with drainer, rinsin bowl and mixer tap. Radiator. Breakfast bar. Tiled floor. Integrated fridge, freezer and dishwasher. Electric hob with extractor unit above. Double oven and grill. Spotlights. Wine chiller.

Utility Room

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Radiator. Plumbing point. Spotlights. Side door. Tiled floor. Access to garage.

First Floor

Landing Area

Loft access. Spotlights.

Master Bedroom

Radiator. Coving.

En-suite

Shower cubicle. W.c. Wash basin with storage unit below. Tiled walls. Tiled floor. Spotlights. Feature radiator. Wall mounted storage cupboard.



Study / Office / Dressing Room Option

Skylight. Spotlights.

Bedroom

Radiator. Fitted wardrobes and bed surround. Coving.

Bedroom

Radiator. Coving. Fitted wardrobes. Bay window.

Bedroom

Radiator. Coving.

Shower Room

Corner shower cubicle. W.c. Wash basin. Radiator. Tiled walls. Airing cupboard.

Outside

The property is tucked away in a quiet cul-de-sac position and occupies an excellent sized plot of considerably private and well maintained gardens. Externally, the property boasts a driveway providing ample parking space for a number of vehicles, leading to the integral double garage, to the side of the property is an additional parking area which would be ideally suitable for a caravan/boat/motor home etc.

Tenure & Possession

We understand the tenure is freehold and vacant possession will be given on completion.

Local Authority

Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

Method of Sale

The property is offered by Private Treaty

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Services

Mains water, electricity, and drainage.

AWAIT FLOORPLAN

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all other rights of way, wayleaves and easements that may exist whether or not they are defined in these particulars.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bagshaws have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Broadband & Mobile Connectivity: The property is well placed for mobile coverage; check the website www.ofcom.org.uk for specific connectivity details.

Agents Note:

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based



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