



Primrose Close

Leek



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

3 Primrose Close
Leekbrook
Leek, Staffordshire
ST13 7AZ

- * An exceptionally well presented and spacious family home arranged over three floors with four double bedrooms and three bathrooms, tucked away on a small cul-de-sac setting on the outskirts of the market town of Leek.
- * This detached modern family home provides substantial accommodation that flows over three floors with off road parking, garage and good sized rear garden.
- * The accommodation briefly comprises: Entrance Hall, W.c, a superb fitted Kitchen with integrated appliances, Utility Room and Living Room with feature media wall and in-set fire to the ground floor. Landing Area, Master Bedroom with En-Suite Shower Room, Bedroom and Family Bathroom to the first floor. The third floor houses great size Landing space which provides access to two further really good size double Bedrooms which have the use of a Jack and Jill shower room.
- * Externally, the driveway provides ample off street parking, leading to a practical garage store room.
- * The rear garden is partially lawned and with paved patio area, additionally, a useful garden room with French doors provides an ideal setting for outdoor entertaining.
- * A beautifully appointed family home of which an internal inspection is essential.

£350,000 Offers over



4



1



3



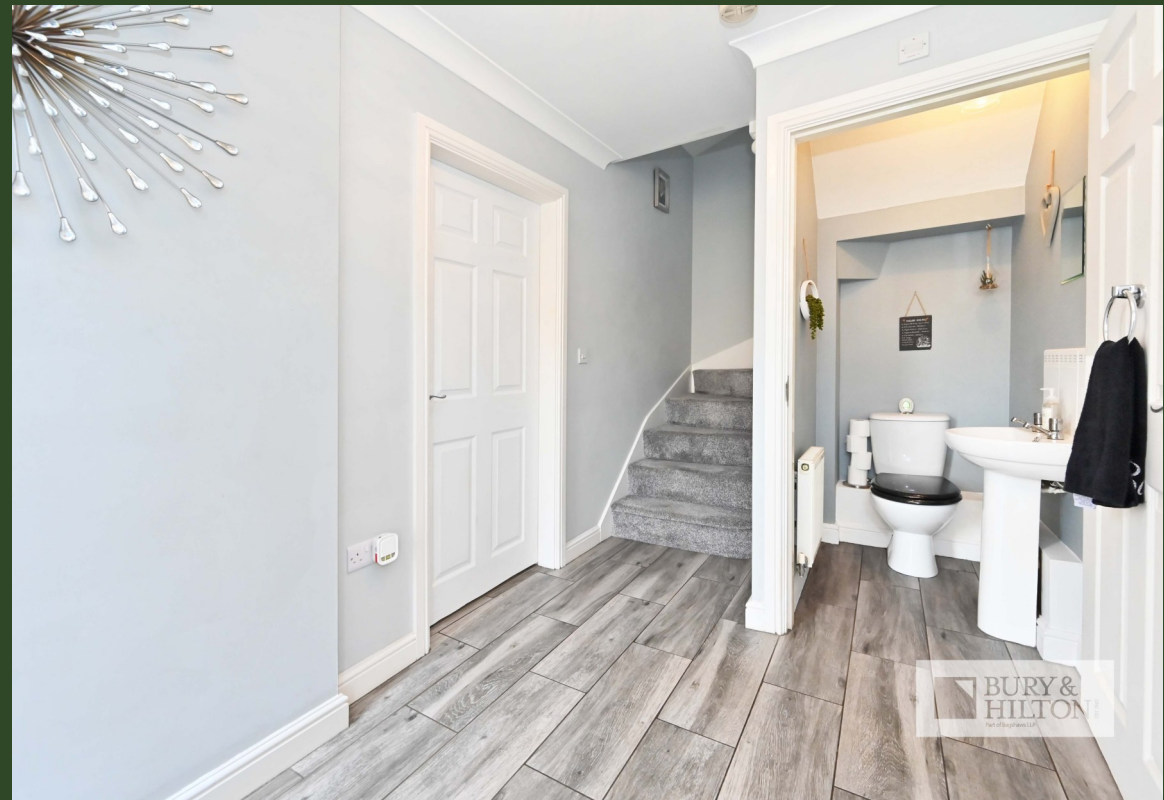
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Leek Office - 01538 383344



leek@buryandhilton.co.uk





Accommodation

Entrance hall

Stairs off. Radiator. Coving Tiled floor.

W.C.

W.c. Wash basin. Radiator. Tiled floor.

Living Room

Feature media wall with in-set fire. Radiator. Double doors to rear garden.

Kitchen / Dining Room

Fitted with an extensive range of wall and base units. Sink unit with drainer, rinsing bowl and mixer tap. Tiled floor. Breakfast bar x 2. Radiator. Plumbing point. Coving. Integrated oven & microwave. Gas hob with extractor unit above.

Utility Room

Storage units. Work-top. Plumbing point. Rear door. Tiled floor. Central heating boiler. Radiator.

First Floor

Landing area

Stairs off. Radiator. Access to:

Master Bedroom

Radiator.

En-suite Shower Room

Shower cubicle. W.c. Wash basin. Radiator.

Bedroom

Radiator.

Family Bathroom

Bath with shower attachment. W.c. Wash basin. Radiator.

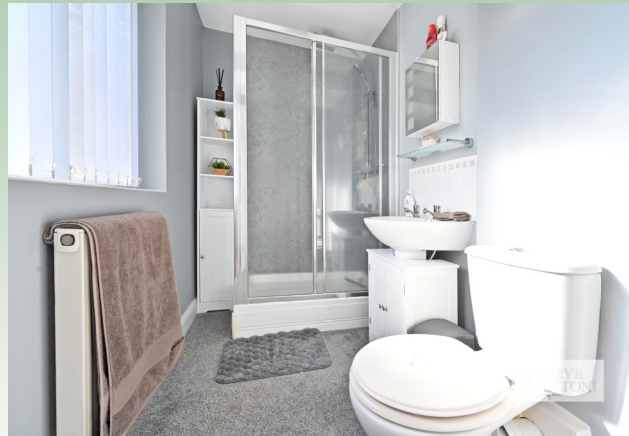
Second Floor

Landing area

Radiator.

Bedroom

Radiator. Sky light.



Jack & Jill En-Suite

With access from both bedrooms. Shower cubicle. W.c. Wash basin. Radiator.

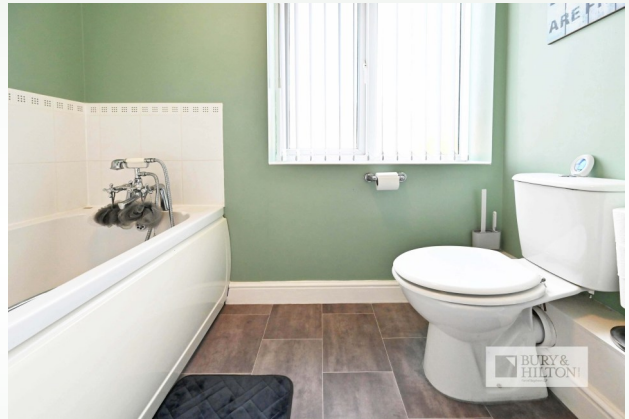
Outside

Externally, the driveway provides ample off street parking, leading to a practical garage store room. The rear garden is partially lawned and with paved patio area, additionally, a useful garden room with French doors provides an ideal setting for outdoor entertaining.

Garage / Store 2.69m x 2.82m (8'9" x 9'3")

Garden Room 2.67m x 2.31m (8'9" x 7'6")

Tiled floor. Window to side. Lighting.



Tenure & Possession

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

Local Authority

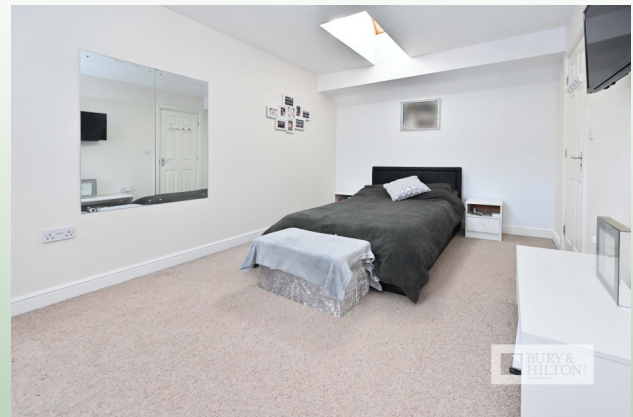
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, ST13 6HQ. Tel: 0345 605 3010.

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, gas and drainage.

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.

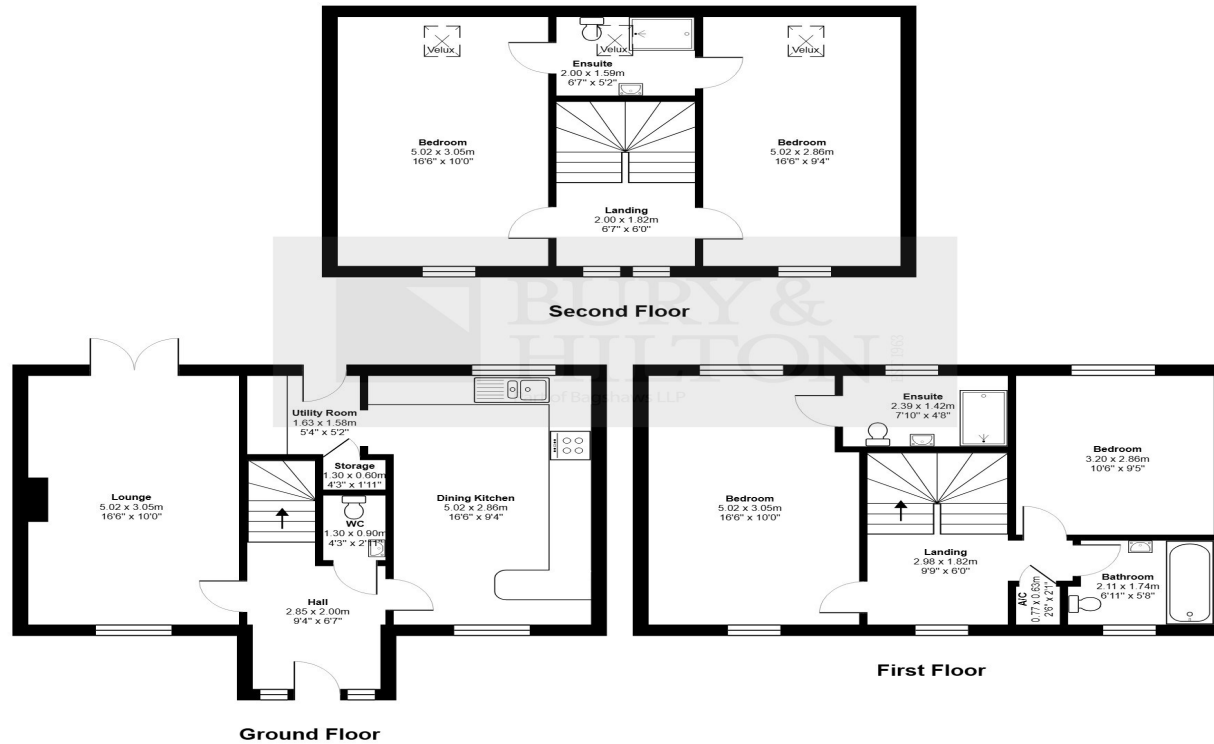
Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton 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 benefits from fibre-optic broadband and strong 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 on information available at the time of printing.



All measurements are approximate and for display purposes only



6 Market Street, Leek, Staffordshire, ST13 6HZ

T : 01538 383344

E : leek@buryandhilton.co.uk

www.buryandhilton.co.uk

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Offices in:

Ashbourne	01335 342201
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