



# Redlands, Cheddleton Road

Leek



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## Redlands

Cheddleton Road, Leek  
ST13 5QZ

An opportunity to purchase a superb, individually built detached family residence, built in 1926.

Considerable modernisation and improvements have been made by the current owners and the end result is a remarkable family home in a delightful and impressive setting in one of Leek's most sought after positions.

Upvc double glazing, gas fired central heating, security alarm system & CCTV system.

Entrance Porch, Entrance Hall, W.c, Dining Room, Living Room, Study, Snug / Sitting Room, a fabulous open plan Kitchen / Conservatory / Reception Area, Utility Room and Laundry to the ground floor. Landing Area, Master Bedroom with En-Suite facility, Two further Bedrooms and Family Bathroom to the first floor. The property has a considerably large loft space that subject to the relevant planning permissions could offer further accommodation.

Approached through electric gates to a private block paved driveway providing ample off street parking leading to a turning area, a very useful covered car port and a large double length garage / workshop with power and lighting. The substantial plot offers well maintained gardens to both front and rear aspects laid mainly to lawn with display borders, patio areas, water feature, garden shed, potting shed and greenhouse.

This is a property which will suit the most discerning of purchasers and inspection is most strongly recommended.

**Offers in the region of : £695,000**



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Leek Office - 01538 383344



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# Accommodation

## Entrance Porch

Tiled floor. Access to:

## Entrance Hall

Feature marble floor. Radiator. Stairs off.

## WC

W.c. Wash basin. Radiator. Marble flooring.

## Cloakroom

Marble floor. Window to front.

## Living Room

Feature bay window. Log burner. Coving. Radiator x 2. Double doors to Conservatory. Wall lights. Double doors to:

## Office/Study

Marble floor. Radiator.

## Dining Room

Oak flooring. Radiator. Bay window. Coving. Serving hatch.

## Snug

Radiator. Understairs storage. Coving. Double doors to:

## Kitchen/Conservatory

An extensive range of fitted wall and base units. Belfast sink unit with drainer area and mixer tap. Cooker point. Extractor unit. Integrated dishwasher and fridge / freezer. Spotlights. Central breakfast island. Wine chiller. Radiator 2. Tiled floor. Double doors to side. Sky light x 2.

## Utility Room

Wall and base units. Belfast sink unit with mixer tap. Radiator. Tiled floor.

## Laundry

Work top. Integrated freezer. Plumbing point. Side door. Radiator. Tiled floor.





### First Floor Landing Area

Loft access - pull down ladders and sky light window.

### Master Bedroom

Radiator. Fitted range of wardrobes, storage units and bed surround.

### En-suite

Corner shower cubicle. W.c. Wash basin with storage unit below. Heated towel rail. Tiled floor. Coving. Laminate flooring.

### Bedroom

Radiator. Built-in wardrobes.

### Bedroom

Radiator. Fitted storage.

### Family Bathroom

Feature bath. W.c. Large walk-in shower cubicle. Fitted storage units. Wash basin with storage unit below. Wall mounted vanity cabinet and mirror. Spot-lights. Tiled floor.

### Outside

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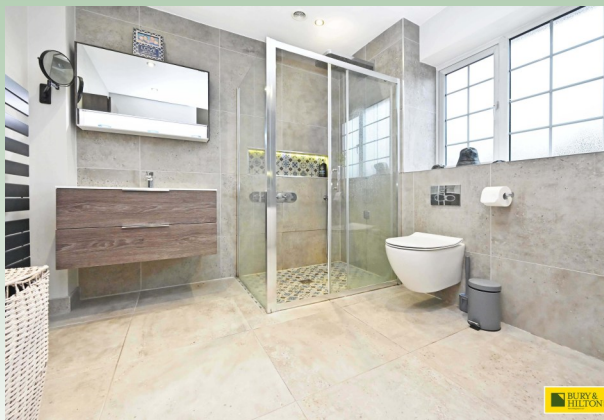
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### Offices in:

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Bakewell	01629 812777
Buxton	01298 27524
Leek	01538 383344
Uttoxeter	01889 562811





## Services

Mains water, electricity, gas and drainage.

## 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.

## 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.