



58 Ladderedge

Leek



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Leek

Staffordshire, ST13 7AE

Situated in a highly sought-after area on the edge of town, this exceptional three bedroom detached residence enjoys truly outstanding far-reaching views towards The Roaches and over the town.

The property has been thoughtfully improved and beautifully maintained by the current vendors to a high standard throughout, offering a superb blend of modern living and comfortable family accommodation. Internally, the home provides well-proportioned rooms with tasteful décor, creating a ready-to-move-into opportunity.

The property benefits from triple glazing, gas fired central heating and solar panels and briefly comprises: Entrance Porch with access to garage, Entrance Hall, W.c, a fabulous fitted Kitchen with a range of integrated NEFF appliances and breakfast bar, Living Room with feature multi-fuel fire and Conservatory / Dining Room with stunning views and large Utility Room. Landing Area with useful loft space that has power, lighting and sky light x 2, Master Bedroom with Dressing Area and En-Suite Shower Room, Two further double Bedrooms and Family Bathroom to the first floor. On the lower floor is a multi-use room that is currently used as a gym but offers a wealth of options.

Externally, the property continues to impress with a fabulous outdoor entertaining area, ideal for hosting family and friends while making the most of the stunning surroundings. Useful stores and garden shed with well stocked display borders. A driveway provides ample off-road parking and leads to the single garage with power, lighting and electric remote control door. The whole plot is just under 0.20 of an acre.

Offers in excess of: £425,000



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TBA



Leek Office - 01538 383344



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Accommodation

GROUND FLOOR:

Entrance Porch

Laminate flooring. Access to garage. Access to:

Entrance Hall

Laminate flooring.

WC

W.c. Wash basin. Radiator. Laminate flooring. Coving.

Kitchen

Fitted with an extensive range of wall and base units. Integrated freezer and two fridges. Electric oven and grill / microwave. Electric induction hob with extractor unit above. Integrated dishwasher. Breakfast bar. Laminate flooring. Stainless steel sink unit with mixer tap that has boiling water feature. Spotlight. Stairs off.

Living Room

Multi-fuel feature fire. Coving. Radiator x 2. Built-in drawers. Folding doors to:

Conservatory/Dining Room

Radiator. Storage cupboard x 2.

Utility Room

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Side door. Laminate flooring. Plumbing point. Stairs down to:

LOWER FLOOR:

Garden Room/Gym

Laminate flooring with underfloor heating. Storage cupboard. Spotlights. Central heating panel. Sliding doors to outside.

FIRST FLOOR:

Landing

Loft access with pull down ladders - power, lighting and two sky light windows.





Master Bedroom

Radiator. Fitted range of storage units and dressing table. Spotlights. Dressing Area leading to:

En-Suite

Large walk-in shower cubicle. W.c. Wash basin with storage unit below. Spotlights. Heated towel rail. Tiled floor. Feature lighted vanity mirror.

Bedroom

Radiator. Spotlights. Window to side and front.

Bedroom

Radiator. Fitted wardrobes.

Family Bathroom

Bath with feeder shower. Shower cubicle. W.c. Wash basin. Radiator. Spotlights. Storage cupboard.

Outside

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Council Tax Band & EPC Rating: Band E & TBA

Viewing

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



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