



5 Ashenhurst Way  
Leek



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

# 5 Ashenhurst Way

## Leek

### Staffordshire, ST13 5SB

4

2

2

D

acre(s)

\* This beautifully presented, extended four bedroom detached family home occupies a generous sized and elevated plot in a quiet cul-de-sac location, on a highly regarded development, consisting of executive detached homes.

\* Conveniently located close to the town centre and the popular schools, the property has been finished to a high standard throughout and is an ideal family home.

**Offers Over**  
£390,000

 Leek - 01538 383344

 leek@buryandhilton.co.uk

#### Entrance Hall

Stairs off. Radiator, Understairs storage.

#### Sitting Room

14'0" x 11'8"

Radiator x 2. Coving.

#### Living Room

21'3" x 9'1"

Radiator x 2. Feature electric fire. Feature bi-folding doors to rear.

#### Kitchen / Diner

14'4" x 17'3"

Extensive range of fitted wall and base units. Sink unit with drainer and mixer tap. Electric hob and extractor unit above. Electric grill and oven with integrated microwave. Integrated fridge / freezer, washing machine and dishwasher. Radiator. Rear door. Spotlights.

#### First Floor

##### Landing Area

Loft access.

##### Master Bedroom

12'11" x 9'3"

Radiator.

##### En-Suite

4'7" x 9'3"

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

##### Bedroom

12'11" x 10'9"

Radiator.

#### Agents Notes

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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