



Westwood Park Drive, Leek, ST13 8NG.
Offers in Excess of £485,000

Whittaker Est. 1930
& Biggs

Westwood Park Drive, Leek, ST13 8NG.

A substantial four bedroom property located in a highly sought after residential area. This impressive home boasts two reception rooms, conservatory, utility room, integral garage and ensuite to bedroom one. The accommodation is versatile and an ideal family home with an abundance of potential. Nestled on a substantial plot the property enjoys ample off road parking to the front and an excellent rear garden backing onto shared field. The field which is used for agricultural purposes only has shared ownership between several other dwellings to deter any further development. The home is offered to the market with no upwards chain.

You are welcomed into the home via the porch opening to the spacious entrance hallway with access to the integral garage, cloakroom housing WC and staircase to the first floor. The impressive 18ft living room offers an electric fire, large bay window to the frontage and double doors through to the dining room. A conservatory is located to the rear of the property via the dining room. Within the kitchen are units to the base and eye level, four ring gas hob, composite sink with drainer, integral dishwasher, integral fridge with useful utility off.

To the first floor are four well proportioned bedrooms, bedroom one is of particular note boasting a shower ensuite off and fitted wardrobes and dressing table. The family bathroom has a panelled corner bath, corner shower cubicle, low level WC and vanity wash hand basin.

Externally the property is approached via a block paved driveway providing ample off road parking for several vehicles and entry to integral garage with power and light connected. To the rear is mainly laid to lawn with a stone flagged patio and mature plants trees and shrubs.

A beautiful home, in an ideal location, a viewing is highly recommended.

Situation

Ideally positioned to the west end of the town, having the Rudyard track just situated a short walk away, providing various country walks. The busy market town of Leek is also a short distance away, together with being within easy walking distance of all the sought after Westwood schools.



Porch

UPVC double glazed double doors to the front elevation, UPVC double glazed windows to the front elevation, tiled flooring, courtesy lighting.

Hallway

Staircase to the first floor, radiator, cornicing.

Cloakroom

UPVC double glazed window to the side elevation, lower level WC, wall mounted sink unit, radiator.

Integral Garage 20' 0" x 17' 4" (6.10m x 5.29m)

Electric up and over door to the side elevation, windows to the side elevation, power and light connected, units to the base level, wall mounted combi boiler, water tap.

Kitchen 12' 7" x 11' 0" (3.84m x 3.35m)

UPVC double glazed window to the rear and side elevation, radiator, range of fitted units to the base and eye level, four ring gas hob, extractor fan, integral dishwasher, composite one and half bowl sink unit with drainer and chrome mixer tap, cornicing.

Utility 5' 3" x 7' 9" (1.61m x 2.37m)

UPVC double glazed door to the side elevation, range of units to the base and eye level, plumbing for washing machine, space for dryer.

Dining Room 10' 11" x 10' 11" (3.32m x 3.32m)

Aluminium sliding doors to the rear elevation, radiator, cornicing.

Conservatory 11' 0" x 11' 5" (3.35m x 3.48m)

Double doors to the rear elevation, windows to both side elevations.

Living Room 18' 4" x 14' 6" (5.59m x 4.42m)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the rear elevation, radiator, brick Inglenook fireplace with tiled hearth, brick surround and wood mantle, cornicing.

First Floor

Landing

UPVC double glazed window to the front elevation, radiator, loft access, cornicing, storage cupboard.

Bedroom One 15' 9" x 11' 3" (4.80m x 3.43m)

UPVC double glazed window to the rear and side elevation, radiator, fitted wardrobes, dressing table.

Ensuite 5' 2" x 8' 11" (1.57m x 2.71m)

UPVC double glazed window to the front elevation, shower, lower level WC, vanity wash hand basin, ladder radiator.

Bedroom Two 16' 3" x 16' 6" (4.95m x 5.04m)

UPVC double glazed window to the front elevation, two Velux style windows, radiator.

Bedroom Three 7' 10" x 10' 10" (2.38m x 3.30m)

UPVC double glazed window to the rear elevation, radiator.

Bedroom Four 12' 10" x 11' 8" (3.91m x 3.56m)

UPVC double glazed window to the rear and side elevation, radiator.

Bathroom 10' 7" x 8' 11" (3.22m x 2.72m)

UPVC double glazed window to the side elevation, corner bath, corner shower, lower level WC, vanity wash hand basin, ladder radiator.



Externally

To the rear is area laid to lawn, blocked paved patio, mature trees and shrubs, fenced boundaries. To the front is blocked paved driveway. mature trees, plants and shrubs, fenced boundaries.

Note:
Council Tax Band: F

EPC Rating: TBC

Tenure: believed to be Freehold







GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street Leek office proceed along Ball Haye Street and at the traffic lights turn left into Stockwell Street. Follow this road passing the old church and as the road forks take the left hand fork into West Street. Follow this road passing St Edwards School Academy on the left hand side and take the second turning left into Westwood Park Drive. Follow this road passing the entrance to the Westwood College bus park situated on the right hand side and as the road continues to the left the property is situated straight ahead, identifiable by a Whittaker and Biggs for sale board.

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