



Whittaker
& Biggs
FOR SALE 01538 372006
whittakerandbiggs.co.uk

Cheddleton Heath Road, Cheddleton, ST13 7DX.
Offers in the Region Of £400,000

Whittaker ^{Est. 1930}
& Biggs

Cheddleton Heath Road, Cheddleton, ST13 7DX

This beautifully presented three-bedroom detached family home has been modernised to a high standard throughout, has the addition of a 31ft orangery to the rear, garden room, contemporary kitchen/shower room, is nestled on a substantial plot and benefits from picturesque views towards Ipstones Edge and beyond.

You're welcomed into this home via the entrance porch located to the side of the property, into a large entrance hallway with oak style flooring and plantation shutter to the window. The living room is located off, also having plantation shutter to the window and patio doors to the rear elevation. The well-equipped kitchen is fitted with units to the base and eye level, breakfast island, Bosch oven and gas hob, extractor above, integrated dishwasher, space for a free-standing fridge/freezer, plumbing for a washing machine and full width bi-fold doors into the orangery.

Located to the rear is the Orangery, this impressive space is of UPVC double glazed construction, provides excellent views of the garden and has the convenience of a WC room off.

To the first floor are three good sized bedrooms and a modern fitted shower room, incorporating low level WC, vanity wash hand unit basin and a shower cubicle boasting a rainforest shower. Bedroom one and two are located to the front of the property and benefit from plantation shutters to the windows.

Externally the property has a tarmac driveway providing ample off road parking to the front of the property with gated access leading to the rear garden. The rear garden has Indian stone patio areas, artificial grass area, decking area and a timber garden room, fully insulated, having Upvc glazed windows/doors, power and light connected.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes location, views, specification and more!

Situation

Cheddleton Heath Road occupies a delightful location in a semi-rural position with open views over surrounding countryside. Within easy access to local schools and amenities, the village of Cheddleton is only a short distance away, the property is also ideal for a bus route which is situated on the main A520. The property is ideally located within close proximity to the Cheshire and Derbyshire borders and offers easy commute to Leek, Buxton, and Macclesfield or towards the Potteries. Located some three miles south of leek town centre, which benefits from both independent traders and supermarkets including Sainsbury's and Morrison's.



Entrance Porch 6' 6" x 4' 0" (1.99m x 1.22m)

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

Entrance Hallway

Staircase to the first floor, radiator, understairs storage cupboard, UPVC double glazed window to the front elevation, plantation shutter, oak style flooring.

Living Room 14' 10" x 10' 11" (4.52m x 3.32m)

UPVC double glazed window to the front elevation, plantation shutter, double radiator, UPVC double glazed patio doors to the rear garden, electric wall mounted fireplace.

Kitchen 10' 5" x 13' 7" (3.18m x 4.14m)

Fitted units to the base and eye level, breakfast island with cupboards and drawers, bi-folding doors to the Orangery, space for freestanding fridge/freezer, plumbing for washing machine, Blanco white glazed one and half bowl sink unit with mixer tap, built in dishwasher, Bosch electric fan assisted oven, Bosch four ring gas hob with extractor above, cupboard housing Potterton combination boiler, two UPVC double glazed windows to either side of the property, oak style flooring.

Orangery 31' 5" x 12' 2" (9.57m x 3.70m)

Being of UPVC double glazed construction, UPVC double glazed door to the side elevation, downlights, space for dining room table and chairs, air conditioning unit, WC off.

WC 3' 4" x 2' 6" (1.01m x 0.76m)

Lower level WC with push flush, wash hand basin with mixer tap over, UPVC double glazed window to the side elevation.

First Floor

Landing

Loft access.

Bedroom One 15' 0" x 8' 11" (4.58m x 2.73m)

UPVC double glazed window to the front elevation, plantation shutter, radiator, built in wardrobes.

Bedroom Two 11' 2" x 13' 9" (3.40m x 4.19m)

(Maximum Measurement)

Two UPVC double glazed windows to the front elevation, plantation shutters, radiator, built in wardrobes.

Bedroom Three 10' 6" x 7' 1" (3.20m x 2.16m)

UPVC double glazed window to the side elevation, radiator.

Shower Room 6' 9" x 6' 0" (2.07m x 1.83m)

UPVC double glazed window to the side elevation, lower level WC with push flush, vanity wash hand basin with mixer tap and storage beneath, partly tiled, chrome heated ladder radiator, shower cubicle with rainforest shower.

Externally

To the front is a tarmac driveway providing ample off road parking, gated access leading to the rear of the property.

Rear Garden

Indian stone patio areas, artificial lawned area, decking area, shed, hedged boundaries, gravelled area, mature plants and shrubs, walled boundary, open views, outside water tap.



Garden Room 15' 9" x 10' 10" (4.81m x 3.29m) max measurements

Upvc double glazed window to side elevation, inset downlights, Upvc double glazed bi-fold doors to front elevation, power and light connected.

Note:
Council Tax Band: D

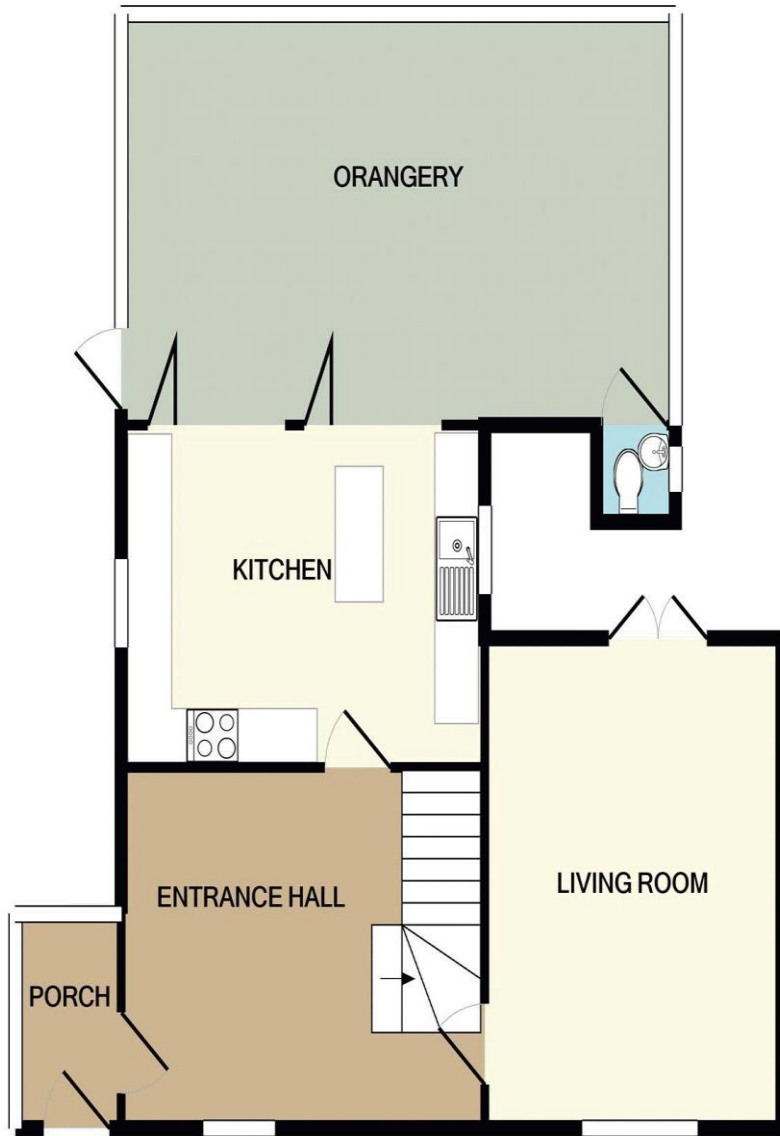
EPC Rating: D

Tenure: believed to be Freehold

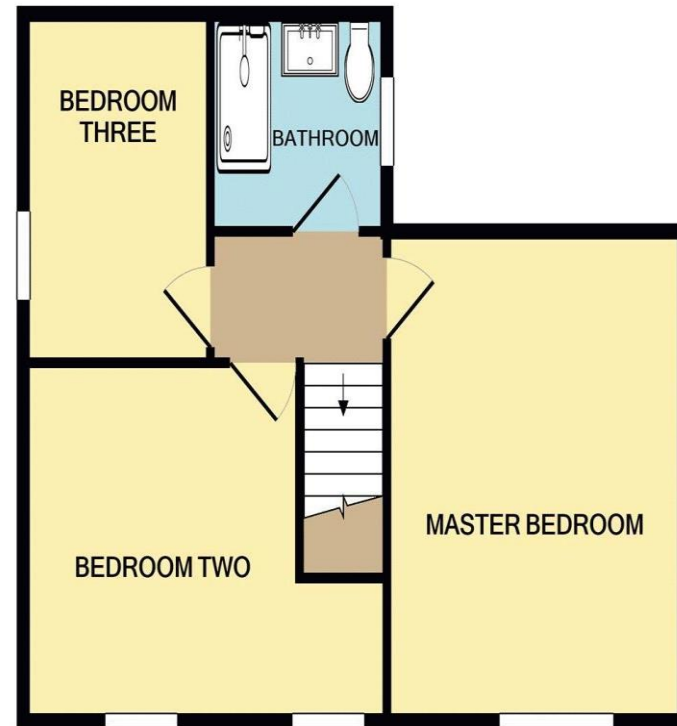








GROUND FLOOR



1ST FLOOR



Directions

From Leek town centre, proceed along the A520 Cheddleton Road. Follow this road passing through Birchall and proceeding through the village of Leekbrook. After passing over the Churnet Valley Railway as the road begins to incline take the first turning left into Cheddleton Heath Road. Follow this road for a short distance where the property situated on the left hand side identifiable by a Whittaker & Biggs for sale board.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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