



Basford Bridge Lane, Cheddleton, ST13 7EQ.  
Offers in the Region Of £350,000

Whittaker Est. 1930  
& Biggs



## Basford Bridge Lane, Cheddleton, ST13 7EQ.

This three-bedroom detached bungalow is nestled on substantial elevated plot, having open fields to the rear, excellent views to the frontage and so much potential to extend and build a garage, (subject to planning and building regulation approval). The property has a large driveway to the front, which continues to the side of the property, front and rear gardens and useful brick constructed garden store. The versatile and spacious accommodation comprises of either three bedrooms, one reception room, or two bedrooms and two reception rooms.

You're welcomed into the property via the spacious hallway, with a good provision of built in storage. The living room and bedroom three/dining room are located to the front of the property, both rooms having excellent views with the living room having feature gas fire.

A breakfast kitchen has useful pantry off, space for a dining table and chairs, gas cooker point, plumbing for a washing machine and built in cupboard. The two further bedrooms are of good proportions, with bedroom one having great views of the rear garden and built in wardrobes. A wet room is located to the rear of the property and has a Mira electric shower, low level WC and wash hand basin.

Externally to the frontage is a tarmac driveway which provide vehicular access to the side, ideal for those wanting to store a motor home or caravan. A lawn area, walled, fenced and hedged boundaries are also located to the front and to the rear a patio, raised lawn, with well stocked borders.

Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate the location, plot size, potential and views.

### Situation

The village of Cheddleton offers amenities including a convenience store, pharmacy and popular first school. Various country walks are within close proximity, along the Cauldon Canal, together with the popular Churnet Valley Railway. The village is situated some three miles from the thriving historic market town of Leek, which benefits from both independent local traders and supermarkets including Morrisons and Sainsbury's.





### Entrance Hallway

UPVC double glazed door and windows to the front elevation, radiator, built in cupboards, UPVC double glazed window to the side elevation.

### Living Room 13' 10" x 11' 11" (4.22m x 3.62m)

UPVC double glazed window to the front and side elevation, radiator, gas fireplace set on marble effect hearth, surround and wood mantle, cornicing, ceiling rose.

### Bedroom Three/Dining Room 10' 11" x 11' 11" (3.33m x 3.62m)

UPVC double glazed window to the front elevation, radiator, cornicing.

### Breakfast Kitchen 11' 10" x 12' 0" (3.60m x 3.65m)

Range of units to the base level, stainless steel sink unit, plumbing for washing machine, UPVC double glazed window to the rear and side elevation, UPVC double glazed door to the side elevation, gas cooker point, built in cupboards. Pantry off with window to the front elevation, shelving.

### Bedroom One 10' 10" x 10' 9" (3.29m x 3.27m)

UPVC double glazed window to the side elevation, radiator.

### Bedroom Two 10' 11" x 10' 9" (3.32m x 3.27m)

UPVC double glazed window to the rear elevation, radiator, built in wardrobes.

### Wet Room 7' 6" x 8' 11" (2.29m x 2.71m)

Walk in shower with Mira electric shower fitment, partly tiled, lower level WC, wall mounted sink unit, radiator, UPVC double glazed window to the rear elevation.

### Externally

To the front is a tarmacadam driveway which goes around to the side of the property, well stocked borders, area laid to lawn, hedged and fenced boundaries. To the rear is an outside water tap, tarmacadam path, fenced boundaries, area laid to lawn.

### Garden Store

Brick constructed with shelving.



Note:  
Council Tax Band: D

EPC Rating:

Tenure: believed to be Freehold















## Directions

From our Derby Leek office proceed along Haywood Street and at the traffic lights turn left onto the A520 Cheddleton Road, follow this road passing through the village of Leekbrook and into the village of Cheddleton. Continue along until you reach the mini roundabout and turn left into Basford Bridge Lane, follow this road and proceed down the bank where the property is situated on the right hand side.

**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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