



East Drive, Cheddleton, ST13 7DN.  
Offers in the Region Of £529,950

Whittaker Est. 1930  
& Biggs

## East Drive, Cheddleton, ST13 7DN.

This immaculately presented four-bedroom detached family home is nestled within a quiet cul de sac location in the highly regarded development known as St Edwards Park. Part of Redrows Heritage range, this home boasts three reception rooms, ensuite to bedroom one, double garage, utility and spacious rear garden.

The current vendors have maintained and modernised the home to a high standard and the property now includes oak doors throughout, Strata glass conservatory to the rear, karndean flooring, refitted high specification kitchen, shower room and ensuite.

You're welcomed into the property via the hallway, laid to karndean flooring with cloakroom off. The living room is located to the front of the property and has bay fronted window and a contemporary living flame gas fire. The dining room is located to the rear, has ample room for a family sized table and chairs and access into the conservatory, which benefits from a four-sided glass roof. The useful study is also located within the ground floor and has fitted storage and shelving. The modern fitted kitchen is a delight and incorporates underfloor heating, Bosch integral appliances throughout, dishwasher, induction hob, extractor, microwave and freezer. Breakfast island with quartz work surface and useful cupboard for housing a free-standing fridge/freezer. The utility room has matching wall and base units, stainless steel sink, plumbing and space for a washing machine/dryer and wall mounted gas fired boiler.

To the first floor is a spacious landing with storage cupboard off. Four well proportioned bedrooms, with bedroom one having ensuite bathroom and fitted wardrobes. Bedroom two also has fitted wardrobes and the shower room is of high specification having double walk in enclosure with chrome shower fitment, wall mounted sink and low-level WC.

Externally to the front is a herringbone block paved driveway, lawn, well stocked borders and double garage. The garage has dual up and over electric doors, power, light and pedestrian door to the side. Gated access to the side and outside water tap. The rear garden is laid to patio, lawn, well stocked borders, outside water tap and power point.

A viewing is highly recommended to appreciate this stunning home, its location, plot, high specification and much more.

### Situation

A beautiful four-bedroom family home situated in the grounds of the ever popular St. Edwards Park. The park itself boasts many countryside walks along the canal and railway line. Just on the outskirts of the busy market town of Leek but also close to The Potteries, Buxton and Ashbourne. Cheddleton benefits from various village shops, Tea Rooms and country public houses.



**Entrance Hallway** 16' 3" x 6' 11" (4.95m x 2.11m)

Composite style double glazed feature window door with a wood double glazed leaded unit to the front elevation, radiator, stairs to the first floor, karndean flooring, oak doors throughout.

**Cloakroom/WC** 3' 3" x 6' 8" (1.00m x 2.03m)

Low level WC, pedestal wash hand basin with a chrome mixer tap, radiator, partly tiled, light, extractor fan.

**Living Room** 15' 11" x 12' 3" (4.84m x 3.74m)

laminated floor, radiator, UPVC double glazed bay window to the front elevation, living flame feature fireplace

**Dining Room** 10' 6" x 11' 5" (3.21m x 3.49m)

Laminated flooring, radiator, UPVC double glazed patio sliding door to the conservatory.

**Conservatory** 10' 5" x 11' 2" (3.18m x 3.41m)

UPVC double glazed, glass four sided roof, patio doors to the side elevation, power connected, Ducasa thermal electric radiator.

**Study** 6' 11" x 7' 9" (2.11m x 2.35m)

Range of built in cupboards, shelving and worktop space, radiator, UPVC double glazed window to the rear elevation.

**Kitchen** 12' 9" x 13' 10" (3.88m x 4.22m)

Underfloor heating, tiled floor, laminate work surfaces, composite one and a half sink with a satin style mixer tap, breakfast bar with granite work surfaces, BOSH induction hob, BOSH extractor, BOSH electric double oven, BOSH integral dishwasher, BOSH integral freezer, BOSH integral microwave, UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, inset down lights, feature lighting, radiator, storage cupboard housing a free standing fridge.

**Utility Room** 4' 11" x 7' 11" (1.51m x 2.42m)

Range of fitted units to the base and eye level, plumbing for a washing machine, space for a dryer, stainless steel sink, composite work surfaces upstands, composite style double glazed door to the side elevation, cupboard housing a gas fired boiler.

**Landing**

UPVC double glazed window to the side elevation, radiator, loft access partially boarded, cupboard housing immersion heater tank.

**Bedroom One** 15' 8" x 11' 8" (4.78m x 3.56m)

Range of fitted wardrobes, radiator, UPVC double glazed window to the front elevation.

**Ensuite** 6' 6" x 5' 11" (1.98m x 1.81m)

Panel bath with chrome integral fitment and chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level WC, radiator, shaver point, partly tiled, inset down lights, extractor fan, UPVC double glazed window to the front elevation.

**Bedroom Two** 12' 2" x 8' 11" (3.71m x 2.72m)

Range of fitted wardrobes, overhead storage, dressing table, radiator, UPVC double glazed window to the rear elevation.

**Bedroom Three** 10' 10" x 9' 1" (3.30m x 2.77m)

Radiator, UPVC double glazed window to the rear elevation.

**Bedroom Four** 6' 10" x 7' 1" (2.08m x 2.17m)

UPVC double glazed window to the rear, radiator.



**Shower Room 5' 10" x 6' 10" (1.79m x 2.09m)**

Walk in double shower enclosure with chrome fitment, wall mounted sink with chrome mixer tap, low level WC, partly tiled, electric shaver point, UPVC double glazed window to the front elevation, extractor fan, inset down lights, chrome ladder radiator, partly bushboarded.

**Externally**

To the front, herringbone blocked block pathed driveway, courtesy lighting, area laid to lawn, hedged and fenced boundaries. To the side, gated access to the front, fenced boundary, pedestrian access to the garage. To the rear is a patio area, outside water tap, power socket, courtesy lights, area laid to lawn, well stocked borders, fenced boundary, gated access to the side of the property, storage.

**Double Garage 16' 5" x 17' 1" (5.00m x 5.20m)**

Composite style double glazed door to the side elevation, up and over electric door to the front elevation, light and power connected.

Note:

Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold



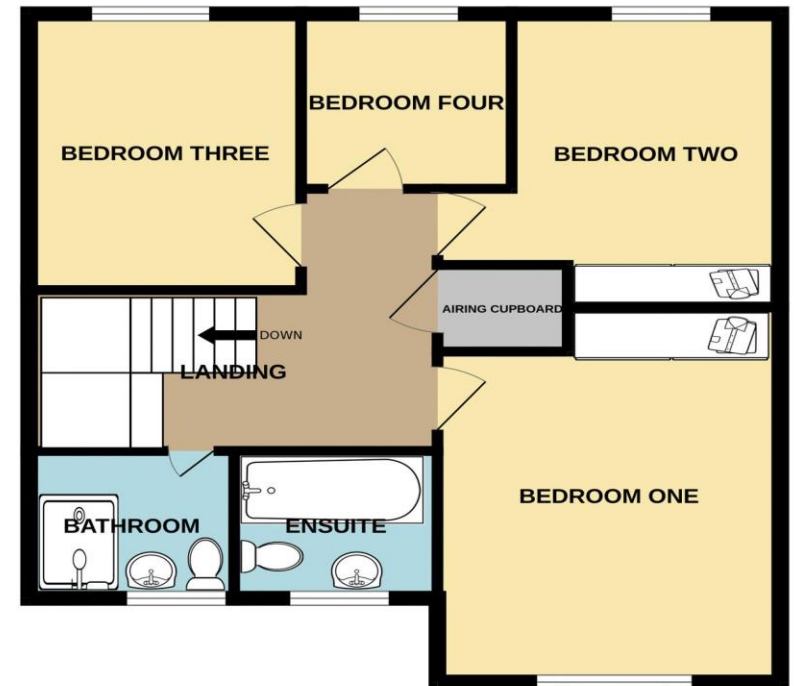




GROUND FLOOR



1ST FLOOR





## Directions

From our Derby Street, Leek, offices proceed along Haywood Street, follow this road and at the traffic lights turn left on to the A520 Cheddleton Road, passing through the villages of Leekbrook and proceed up the hill taking the first turning right into East Drive, follow this road for a short distance and take the second left turning into the cul de sac, where the property is situated on the left 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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