



Ferndale Close, Werrington, ST9 0PW.
OIEO £400,000

Whittaker Est. 1930
& Biggs

Ferndale Close, Werrington, ST9 0PW.

This four bedroom detached family home is situated within a quiet cul-de-sac and boasts a sitting room that is over 7 metres in length, fabulous rural views to the rear and a hot tub!

You are welcomed into the property via the hallway which has stairs to the first floor, under stair cupboard and a WC.

Entering through double doors, the sitting room has a dual aspect which provides plenty of light and incorporates a fireplace and mantle, double glazed bay window to the front elevation and bi-fold doors to the conservatory.

The UPVC conservatory has a glass roof that provides a view to the night sky and maximum sunlight during the day, double doors open onto the patio and garden area.

The kitchen is equipped with a contemporary range of units to the base and eye level, quartz style worktops and has ample space for a dining table. Integrated appliances include a stunning range style Cannon electric cooker with 6 ring gas hob, Cannon extractor hood, InSinkErator boiling water tap and waste disposal, fridge freezer and dishwasher. The inset ceiling spotlights provide excellent task lighting. Adjacent to the kitchen is the dining room which benefits from the views over the garden.

Accessed from the kitchen, the family room has a bay window to the frontage and is next to the integral garage which houses a utility area with a range of units, sink, plumbing and space for a washing machine and tumble dryer.

To the first floor are four well-proportioned bedrooms. The main bedroom has a large ensuite bathroom which is equipped to a high standard with a jacuzzi style bath, separate shower cubicle and vanity hand wash basin. Bedroom four is currently being used as a dressing room and has fitted wardrobes and vanity unit. Bedroom three also has fitted wardrobes and bedroom two benefits from the rear views.

The family bathroom offers a panel bath with handheld shower attachment, low level WC and vanity hand wash basin. The walls and floor are completely tiled and there is a feature mirror above the bath.

Externally the property frontage has a tarmac driveway suitable for multiple vehicles, and access to the rear of the property.

The rear garden has a block paved patio, area laid to lawn and is surrounding by fields and mature trees, you could enjoy these views from the comfort of the hot tub that is included with the property!

A viewing is highly recommended to appreciate this home's sought after location, versatile living space and incredible views!



Ground Floor

Entrance Hallway

UPVC double glazed door and window to the frontage, stairs to the first floor, under stairs storage cupboard.

WC 5' 3" x 3' 4" (1.59m x 1.02m)

Glazed window to the frontage, low level WC, hand wash basin, radiator.

Sitting Room 23' 5" x 12' 3" (7.15m x 3.74m)

UPVC double glazed window to the frontage, 2 x radiators, living flame gas stove, slate hearth, wood bi-fold doors to the conservatory.

Conservatory 14' 4" x 11' 8" (4.36m x 3.55m)

UPVC double glazed construction, glass roof, double doors to the patio area,

Dining Room 12' 0" x 10' 0" (3.67m x 3.04m)

UPVC double glazed window to the rear, radiator.

Kitchen/Breakfast Room 19' 1" x 11' 9" (5.81m x 3.58m)

Max measurement

2 x UPVC double glazed windows to the rear, UPVC double glazed window to the side aspect, UPVC double glazed door to the side, range of units to the base and eye level, 6 ring Cannon range style cooker, Cannon extractor fan, integral microwave, integral fridge freezer, integral dish washer, InSinkErator boiling water tap and waste disposal, quartz style worktops, radiator, inset ceiling spotlights, space for a dining table.

Family Room 14' 9" x 8' 3" (4.50m x 2.51m)

UPVC double glazed window to the frontage, radiator, access to the garage,

Garage 14' 9" x 9' 2" (4.50m x 2.79m)

Electric garage door, UPVC double glazed window to the side, range of units to the base and eye level, stainless steel sink, space and plumbing for a washing machine and tumble dryer, wall mounted Glo-Worm gas fired boiler.

First Floor

Family Bathroom 9' 6" x 5' 3" (2.89m x 1.61m) Max measurement

UPVC double glazed window to the frontage, heated towel rail, low level WC, vanity hand wash basin, chrome mixer tap, panel bath, chrome mixer tap with hand held shower attachment, storage cupboard, fully tiled, tiled floor.

Bedroom One 14' 1" x 11' 11" (4.29m x 3.62m) max measurement

UPVC double glazed window to the rear, radiator, access to en-suite.

En-suite 10' 1" x 8' 9" (3.08m x 2.66m) Max measurement

UPVC double glazed window to the frontage, heated towel rail, jacuzzi style bath, chrome mixer tap with hand held shower attachment, low level WC, vanity hand wash basin, chrome mixer tap, shower cubicle, Mira electric shower, tiled floor, part tiled walls.

Bedroom Two 12' 11" x 11' 9" (3.94m x 3.59m) Max measurement

UPVC double glazed window to the rear, radiator,

Bedroom Three 11' 9" x 9' 11" (3.58m x 3.01m)

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

Bedroom Four / Dressing Room 8' 11" x 8' 2" (2.73m x 2.49m)

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

Externally

To the rear, block paved patio area, area laid to lawn, fenced boundary, hot tub, gated access to the side aspect. To the frontage, tarmacadam drive, area laid to lawn, fenced boundary.



Note:

Council Tax Band: E

EPC Rating:

Tenure: believed to be Freehold



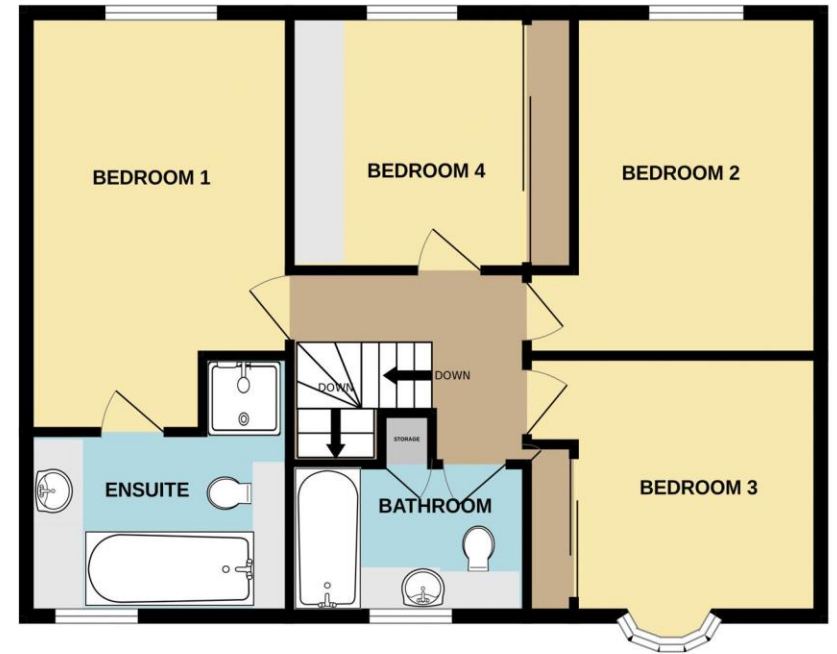




GROUND FLOOR



1ST FLOOR



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, offices proceed along Haywood Street, upon reaching the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing through the villages of Cheddleton and Wetley Rocks, upon entering the crossroad at Cellarhead turn right on to Cellarhead Road. Follow this road and at the next set of traffic lights continue straight head taking the first right into Meigh Road. Follow this road and take the the second right into into Ferndale Close where the property is situated on the right hand side.

Situation

This home is situated in a sought after residential location, which provides easy commuting to The Potteries, Motorway Network and various local towns and amenities.

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