



Monyash Drive, Leek, ST13 5SY  
OIEO £350,000

Whittaker Est. 1930  
& Biggs



## Monyash Drive, Leek, ST13 5SY

This three bedroom detached family home is nestled within an impressive plot, in a quiet cul de sac location, ideally positioned on the outskirts of town.

The property boasts two reception rooms, plus the addition of a Upvc double glazed conservatory to the rear. Also located within the ground floor is a well equipped kitchen and the convenience of a cloakroom and useful storage cupboard. To the first floor, three well proportioned bedrooms and a contemporary bathroom suite.

An herringbone block paved driveway is located to the side, providing off street parking for a number of vehicles and access to the brick constructed garage.

You're welcomed into the property via the hallway with cloakroom, store and stairs to the first floor. The kitchen has a good range of fitted units to the base and eye level, gas hob, electric grill/oven, composite sink, space for a fridge, freezer, cupboard housing the washing machine and access to the side and double doors into the dining room. The dining room can comfortably accommodate a dining table/chairs and provides access to the Upvc double glazed conservatory which is located to the rear.

The living room is again a generous space and incorporates a fireplace and patio doors to the rear garden. The first floor landing has a storage cupboard which houses the Vaillant gas fired boiler. All three bedrooms are spacious and bedroom one has a range of fitted wardrobes. The bathroom has a p-shaped panel bath with chrome mixer tap and shower attachment, low level WC and pedestal wash hand basin.

Externally to the frontage is a well stocked garden with gated access to one side. The other side is laid to a block paved driveway, providing access to the garage.

The garage has up and over door, power/light connected. The rear garden is mainly laid to patio, lawn, well stocked borders with fenced boundary. Offered for sale with NO CHAIN, a viewing is highly recommended to appreciate this homes plot, location and further potential.

### Situation

Ideally located on the outskirts of town in a quiet cul-de-sac location, this spacious family home is positioned for local amenities and within walking distance of the local schools.





### Entrance Hallway

Wood double glazed door and window to the front elevation, radiator, stairs to the first floor, storage cupboard off with UPVC double glazed window to the front elevation, fitted shelving, light. Cloakroom off,

### Cloakroom

Low level WC, pedestal wash hand basin with chrome mixer tap, radiator, partly tiled walls, UPVC double glazed window to the front elevation.

### Living Room 13' 8" x 11' 4" (4.17m x 3.46m)

UPVC double glazed patio door to the rear elevation, UPVC double glazed window to the side elevation, radiator, living flame gas fire set on marble style hearth, surround and mantle.

### Kitchen 11' 1" x 9' 0" (3.39m x 2.75m)

Range of fitted units to the base and eye level, composite one and a half sink with drainer and chrome mixer tap, 4 ring gas hob with extractor above, electric grill, fan assisted oven, radiator, partly tiled walls, space for free standing fridge, space for freezer, cupboard housing free standing washing machine, UPVC double glazed window to the front elevation, UPVC double glazed door to the side elevation, inset downlights.

### Dining Room 11' 5" x 10' 5" (3.47m x 3.18m)

Radiator, wood double doors through to conservatory.

### Conservatory 11' 9" x 9' 11" (3.57m x 3.03m) max measurements

UPVC double glazed construction, radiator, UPVC double glazed patio doors to the side elevation.

### First Floor

#### Landing

UPVC double glazed window to the front elevation, storage cupboard housing Vaillant gas fired boiler, loft access.

#### Bedroom One 14' 4" x 11' 5" (4.38m x 3.47m) max measurements

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

#### Bedroom Two 11' 1" x 9' 9" (3.39m x 2.98m)

UPVC double glazed window to the rear elevation, radiator.

#### Bedroom Three 11' 3" x 8' 3" (3.42m x 2.51m)

UPVC double glazed window to the rear elevation, radiator.

#### Bathroom 7' 6" x 5' 10" (2.28m x 1.77m)

P-shaped shower bath, chrome mixer tap with shower attachment, pedestal wash hand basin, low level WC, chrome heated ladder radiator, UPVC double glazed window to the rear elevation, inset downlights, tiled walls.

### Externally

To the front, block paved pathway, outside water tap, well stocked borders, courtesy lighting, access to either side of the property, gated access to one side, herringbone driveway leading to the garage and garden to the other side. To the rear, area laid to patio, area laid to lawn, well stocked.

#### Garage 18' 2" x 9' 0" (5.54m x 2.75m)

UPVC double glazed door and window, up and over door, power and light connected.





Note:  
Council Tax Band: D

EPC Rating: TBC

Tenure: believed to be freehold







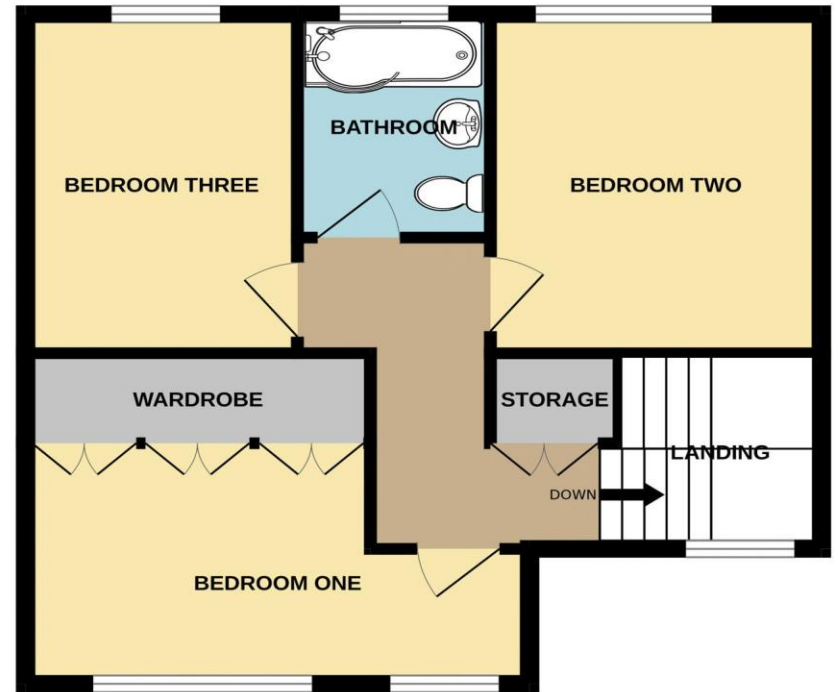




GROUND FLOOR



1ST FLOOR



## Directions

From our Derby Street Leek office proceed out of the town on the Ashbourne Road taking the third turning right into Pickwood Avenue and the second turning right into Monyash Drive follow this bearing to the left where the property is situated on the right hand side identifiable by a Whittaker & Biggs for sale board.

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