



Derek Drive, Stoke-On-Trent, ST1 6BX.
Offers in Excess of £320,000

Whittaker Est. 1930
& Biggs

Derek Drive, Stoke-On-Trent, ST1 6BX.

This three-bedroom detached family home is situated within a quiet residential area and boasts a spacious driveway, 24ft double garage, 23ft lounge, dining room and large rear garden with decked area, hot tub and timber garden building!

You are welcomed into the property via the hallway which has an under stairs cloakroom, laminate flooring and access to the first floor via a modern glass panel balustrade staircase. The lounge/diner is an incredible 23ft and incorporates an inset feature fireplace and mantle, double glazed bay window to the front elevation and double glazed French doors to the rear garden. The kitchen is equipped with a contemporary range of units to the base and eye level and boasts a fabulous breakfast island complete with quartz worktops and plinth lighting. Integrated appliances include a five ring gas hob, oven and grill, extractor hood, microwave, dishwasher and stainless steel sink with inset mixer tap. The American style fridge / freezer is also included.

Two panelled feature radiators and a tiled floor continue the contemporary theme along with inset ceiling lights. Double glazed windows and French doors to the garden complete the room. The family room has double glazed windows and French doors to the rear garden, inset ceiling lights and a feature radiator. A pedestrian door provides access to the double garage.

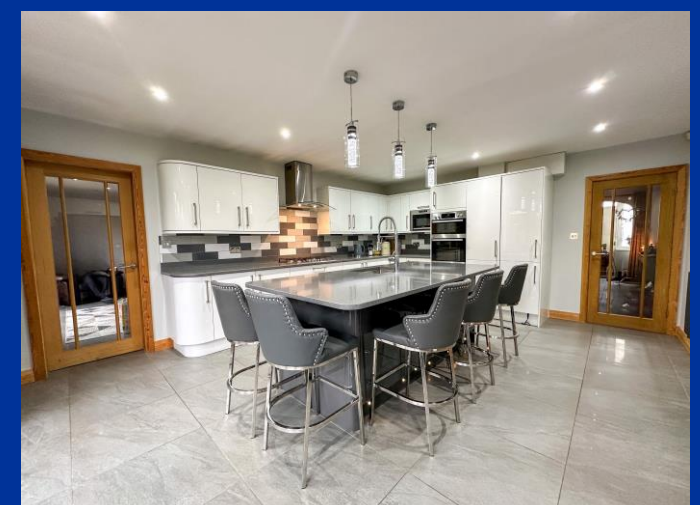
To the first floor are three well-proportioned bedrooms. Bedroom one has a double glazed window overlooking the rear garden. Bedroom two has a double glazed bay window and bedroom three has a double glazed window to the front aspect with fitted wardrobes and drawers. The family bathroom offers a P-shaped bath with shower fitment and fitted screen, low level WC, vanity wash hand basin, heated towel rail, inset ceiling spotlights and is fully tiled. The landing continues the glass panel balustrades from the ground floor, has a double glazed window to the side elevation and loft access with ladder. Externally the property frontage has a paved driveway with ample parking and access to the double garage.

The garage has two electric doors, wall mounted gas central heating boiler, power and light. The enclosed rear garden has a patio / seating area with steps leading to a decked area with glass panel balustrades, area laid to lawn with maturing trees and shrubs, shed and summer house. The hot tub is an unexpected addition to the garden!

A viewing is highly recommended to appreciate this home's location and large, contemporary living space.

Situation

The property is situated in Birches Head, with local amenities close by, together with a good bus service into surrounding towns and villages.



Entrance Hall

Composite door, laminate flooring, glass panel balustrade, stairs to the first floor, under stairs WC.

WC 5' 3" x 2' 6" (1.60m x 0.77m)

Double glazed window to the side aspect, low level WC and wash hand basin, tiled floor.

Lounge/Dining Room 23' 3" x 11' 3" (7.08m x 3.43m)

Double glazed bay window to the front aspect, hearth, feature inset fire with mantle, double glazed French doors to the rear aspect, two radiators, two wall lights, two ceiling lights.

Kitchen/Breakfast Room 17' 9" x 15' 8" (5.41m x 4.77m)

Fitted kitchen with a range of contemporary wall and base units, quartz worktops, integrated appliances include five ring gas hob, extractor hood, built-in oven/grill, microwave and dishwasher. Breakfast island with Quartz worktop, inset sink, mixer tap, plinth lighting, American style fridge / freezer. Two panelled feature radiators. Double glazed windows and French doors to the rear aspect, tiled flooring, inset ceiling spotlights.

Family Room 16' 6" x 12' 7" (5.02m x 3.84m)

Double glazed windows and French double glazed doors with access into the rear garden, inset ceiling spotlights, panelled radiator, tiled floor, personnel door with access into the garage.

First Floor

Landing

Glass panel balustrade, double glazed window to the side aspect, loft access with ladder.

Bedroom One 12' 5" x 11' 4" (3.79m x 3.45m)

Double glazed window to the rear aspect, radiator.

Bedroom Two 12' 9" x 9' 7" (3.89m x 2.93m)

Double glazed bay window to the front aspect, radiator.

Bedroom Three 8' 3" x 6' 4" (2.52m x 1.93m) max measurement

Double glazed window to the front aspect, fitted wardrobe and drawers, radiator.

Bathroom 7' 9" x 6' 3" (2.36m x 1.91m)

Double glazed window to the rear aspect, p-shaped bath with shower fitment and fitted screen, vanity wash hand basin, low level WC, heated towel rail, inset ceiling spotlights, fully tiled.

Externally

Block paved driveway and frontage providing ample off road parking, all round access, enclosed rear garden with patio/seating area, steps leading to a feature decked patio/seating area with glass balustrades. Laid to lawn with maturing trees and shrubs, hot tub, shed and summer house included.

Integral Double Garage 24' 11" x 21' 9" (7.59m x 6.62m)

Two electric doors, wall mounted gas central heating boiler, power and light.



Note:
Council Tax Band: C

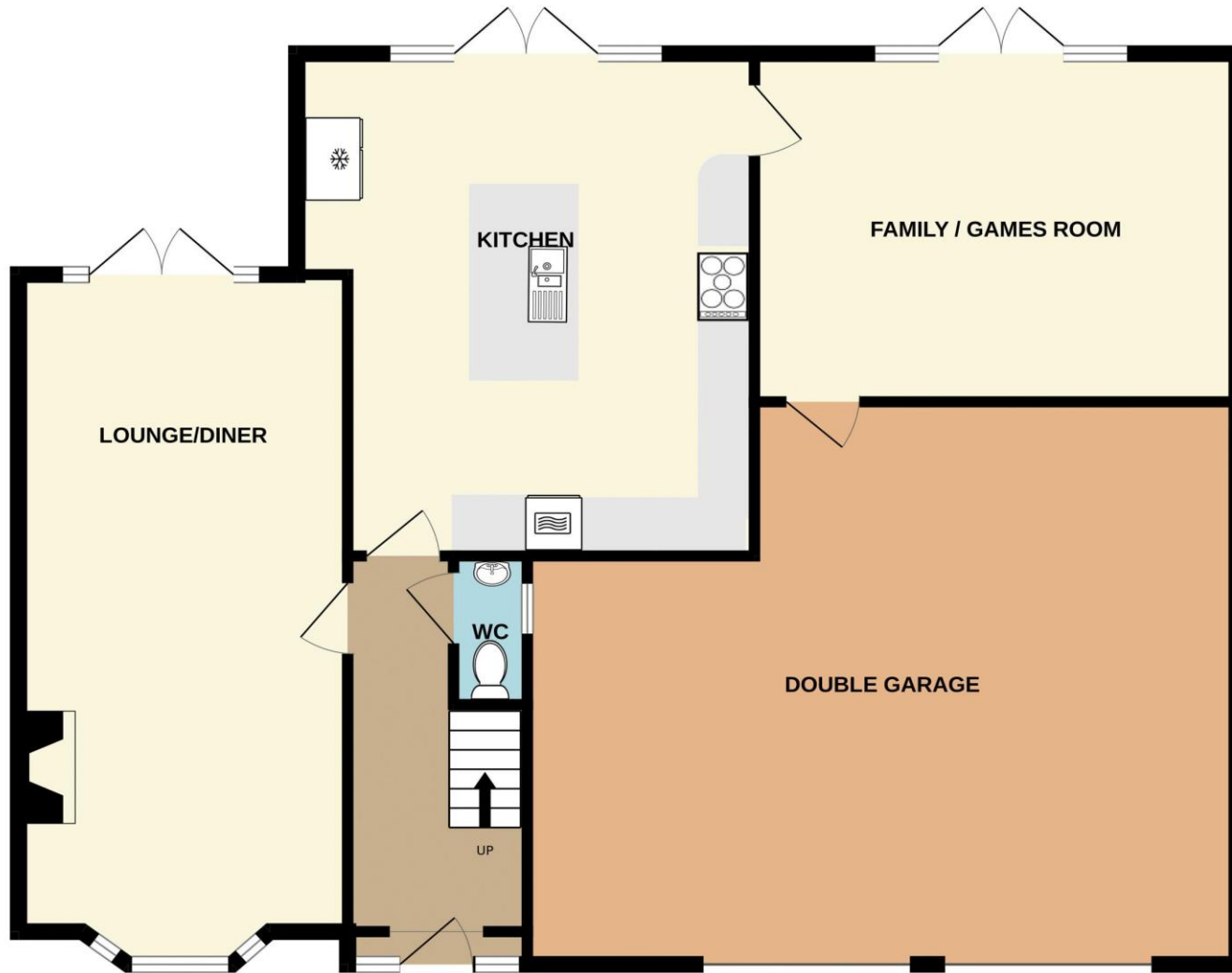
EPC Rating: C

Tenure: believed to be Freehold

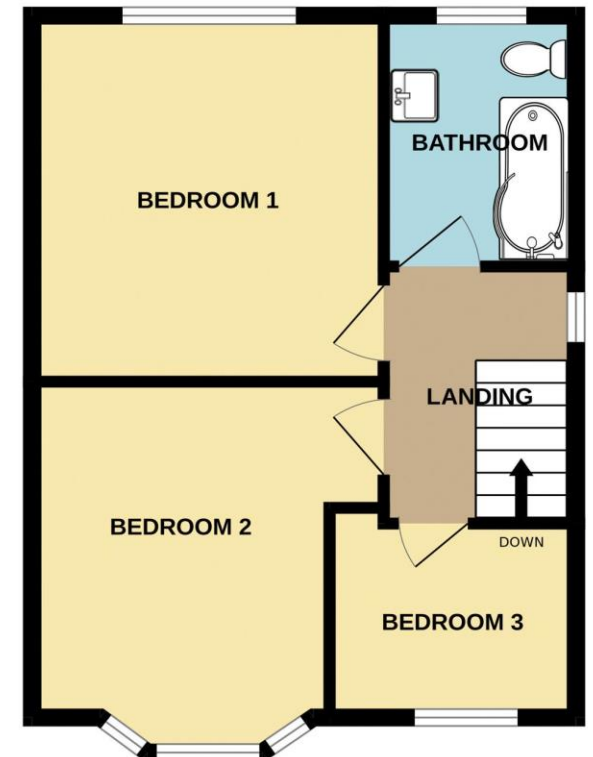




GROUND FLOOR



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 office proceed out of the town on the A53 Newcastle Road, passing through the villages of Longsdon, Endon and Stockton Brook. Just prior to reaching the Esso petrol station on the left hand side, turn left into the A5009 Baddeley Green Lane. Continue along this road and at the traffic lights continue straight ahead following the A5009 Leek Road. Follow this road and taking the first main turning on the right into Birches Head Road. Follow this road taking the third turning right into Donald Road and at the extremity turn left into Derek Drive where number 59 is situated on the right hand side identifiable by a Whittaker and Biggs for sale board.

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45-49 Derby Street
Leek
Staffordshire
ST136HU
T: 01538 372006
E: leek@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**