



## 1 Westbourne Close, Leek, ST13 8EN

Offers In The Region Of £285,000

- Immaculately presented detached bungalow situated in a peaceful cul-de-sac location
- Contemporary shower room finished to a high standard
- Attractive east-facing rear garden, perfect for enjoying the morning sun
- Within easy reach of the popular market town of Leek, offering shops, cafés, and everyday conveniences
- Two well-proportioned bedrooms, ideal for comfortable single-level living
- Well-equipped kitchen offering ample storage and workspace
- Beautifully maintained throughout, ready for immediate occupation
- Spacious sitting/dining room with French doors opening onto the rear garden
- Detached garage complemented by a private driveway providing off-road parking
- Conveniently located close to a range of local amenities



# I Westbourne Close, Leek ST13 8EN

Whittaker & Biggs would like to welcome you to this immaculately presented detached bungalow, situated in a quiet cul-de-sac location. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat or a manageable space for a small family.

The spacious sitting and dining room, is bathed in natural light thanks to the French doors that open directly onto the rear garden and windows to each side elevation. This seamless connection to the outdoors creates an inviting atmosphere, perfect for entertaining or simply enjoying a quiet moment in your own private space.

The bungalow features a contemporary shower room, finished to a high standard, ensuring a modern and stylish experience. Additionally, the property boasts a detached garage, complemented by a private driveway that provides ample off-road parking, a rare find in such a desirable location.



Council Tax Band: C



## **Kitchen**

10'2" x 7'7"

Composite double glazed door to the side aspect, UPVC double glazed window to the frontage, units to the base and eye level, Zanussi four ring gas hob, AEG electric fan assisted oven, extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, cupboard housing the Glow Worm combi boiler, inset ceiling spotlights, radiator.

## **Bedroom One**

13'8" x 9'4" max measurement

UPVC double glazed bay window to the frontage, radiator.

## **Inner Hall**

Radiator, loft hatch.

## **Shower Room**

6'1" x 5'4" max measurement

UPVC double glazed window to the side aspect, quadrant shower enclosure, chrome fittings, rainfall showerhead, vanity wash hand basin, chrome mixer tap, low level WC, anthracite ladder radiator, extractor fan.

## **Bedroom Two**

8'9" x 7'8"

UPVC double glazed window to the rear, radiator.

## **Sitting / Dining Room**

24'9" x 10'11"

UPVC double glazed French doors with sidelight windows to the rear, two UPVC double glazed windows to the left side aspect, two UPVC double glazed windows to the right side aspect, electric fire, marble effect hearth and surround, two radiators.

## **Externally**

To the frontage, tarmacadam driveway, fence boundary.

To the rear, detached garage, paved patio, area laid to lawn, fence boundary,, well-stocked borders, timber shed.

## **Garage**

Metal up-and-over door, power and light.

## **AML REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



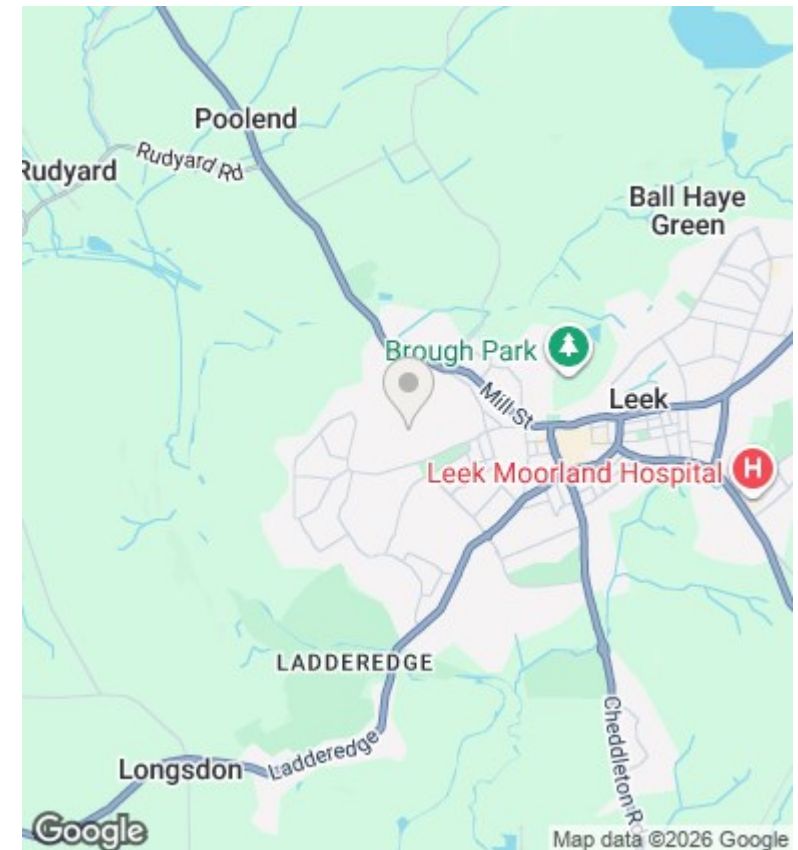








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with floorplan 12/2024



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |