



## The Coppice, 2 Woodside Lane, Leek, Staffordshire, ST13 7AN

Offers In Excess Of £350,000

- Semi detached property
- Private driveway
- Utility room
- Elevated position
- Garden room
- Downstairs WC
- Work from home office above the detached garage
- Three bedrooms
- Under floor heating

# The Coppice, 2 Woodside Lane, Leek ST13 7AN

Nestled in the charming area of Woodside Lane, Leek, this immaculately presented three-bedroom semi-detached home offers a perfect blend of comfort and style. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The contemporary kitchen and bathroom are designed with modern living in mind, ensuring that every corner of the home is both functional and aesthetically pleasing.

In addition to the main living areas, the property features a utility room and a convenient WC, enhancing the practicality of daily life. The front of the house boasts a driveway, providing off-road parking, while the front and rear gardens offer delightful outdoor spaces for gardening or enjoying the fresh air. A detached garage adds further value, complete with a home office above, making it an ideal space for remote work or creative pursuits.

Situated on the outskirts of town, this home enjoys excellent views towards Ladderedge Country Park, allowing residents to appreciate the beauty of the surrounding countryside. This property is not just a house; it is a wonderful opportunity to create a warm and inviting family home in a desirable location. Whether you are looking to settle down or invest, this semi-detached gem is sure to impress.



Council Tax Band: D



## Ground Floor

### Entrance Porch

Wood glazed door, stained glass window, tiled floor.

### Sitting Room

13'5" x 10'9"

UPVC double glazed window to the frontage, UPVC double glazed patio doors to the rear, gas log burner, stone surround and hearth, radiator.

### Garden Room

11'3" x 7'3"

Inset ceiling spotlights, tiled floor, under floor heating, UPVC double glazed French doors to the rear, 2 x UPVC double glazed windows to the rear.

### Dining Room

14'7" x 7'3"

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, cast iron fire place, radiator.

### Kitchen

13'5" x 10'2" (max measurements)

UPVC double glazed window to the side aspect, under floor heating, range of units to the base and eye level, Schott Ceran ceramic hob, Diplomat fan assisted electric oven and grill, ceramic sink and a half, Bristan mixer tap, integral dishwasher, space for a free standing fridge freezer, under stairs storage cupboard, inset ceiling spotlights, tiled floor. under cupboard lighting.

## Utility room

7'4" x 6'7"

UPVC double glazed window to the rear, under floor heating, wood glazed door to the side aspect, ceramic sink and drainer, chrome mixer tap, space and plumbing for a washing machine, housing the concealed wall mounted boiler, WC off.

## WC

4'5" x 3'6"

UPVC double glazed window to the rear, under floor heating, low level WC, corner vanity wash hand basin, chrome mixer tap.

## First Floor

### Landing

Stained glass window to the rear, airing cupboard, loft access, radiator.

### Airing Cupboard

Housing a Megaflo unvented cylinder.

### Bedroom One

13'5" x 10'9"

UPVC double glazed window to the frontage, UPVC double glazed window to the rear, cast iron fireplace, radiator.

### Bedroom Two

13'5" x 9'4"

UPVC double glazed bay window to the frontage, radiator.

### Bedroom Three

11'3" x 7'1"

UPVC double glazed window to the rear, radiator.

### Bathroom

7'10" x 6'9"

UPVC double glazed window to the side aspect, under floor heating, shower enclosure, chrome rainfall shower head, chrome wall mounted tap, handheld shower attachment, panel bath, chrome telephone style mixer tap with handheld shower attachment, low level W/C, art deco style pedestal wash hand basin, chrome ladder radiator, inset ceiling spotlights, fully tiled.

### Home Office

15'3" x 8'2"

UPVC double glazed door, to the rear, UPVC double glazed window to the frontage, UPVC double glazed window to the side aspect, insulated, power and light, storage space in the loft area above.

### Garage

metal up-and-over door, power and light, home office on the floor above.

### Externally

To the frontage, tarmac driveway, area laid to lawn, hedge boundary, well stocked borders, garage.

To the side, well stocked borders, home office (above garage), gated access to the rear.

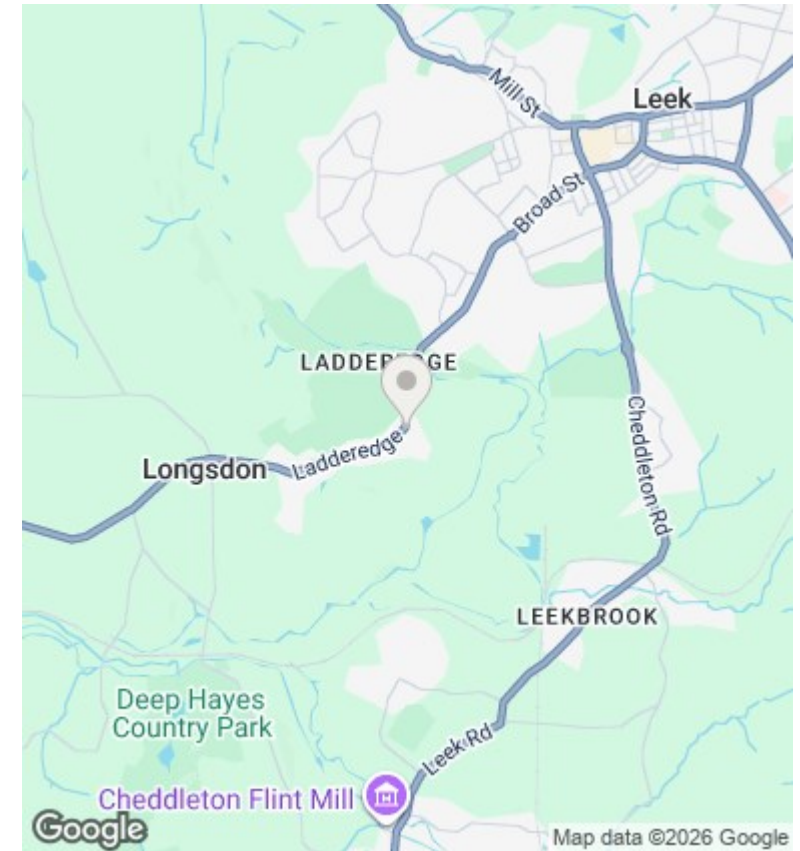
To the rear, mainly to lawn, paved patio area, well stocked borders, fence boundary, 3 x power sockets, cold water tap. - Size : -







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 along Haywood Street at the traffic light continue straight ahead into Broad Street, proceed along for a short distance and at the mini roundabout adjacent to Morrison's Supermarket proceed straight ahead into the A53 Newcastle Road, continue along the road passing the Westwood Golf Club on the right hand side and as the road begins to incline known as Ladderedge the property

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	