



Greenfields Leek Road, Cellarhead, Stoke-On-Trent, Staffordshire, Offers In Excess Of £315,000

- Three bedroom detached bungalow
- Integral double garage
- Shower room and bathroom
- NO CHAIN
- Located on a substantial plot
- Conservatory to the rear
- Private rear garden
- Large driveway with dual access
- Utility
- Versatile layout with two reception rooms

Greenfields Leek Road, Stoke-On-Trent ST9 0HX

This substantial three bedroom detached bungalow is nestled on a impressive plot having dual access to the driveway, double garage and enclosed private rear garden. The property boasts a versatile layout with two large reception rooms, plus a conservatory to the rear, bathroom and shower room, well equipped kitchen, utility and integral double garage.

You're welcomed into the property via the hallway with access to the 17ft living room, which is laid to a parquet style flooring, with feature electric fire and access to the dining room and conservatory. The dining room is again a generous space, having feature wood beams and ample space for a family sized dining table and chairs. The 16ft Upvc double glazed conservatory is located to the rear and provides a relaxing space to enjoy the private rear garden. The breakfast kitchen has a good range of fitted units to the base and eye level, quartz style worksurfaces, breakfast bar, Rangemaster cooker with electric hobs, oven/grill, extractor, dual Belfast sink with mixer tap, space for a fridge, access to the utility and shower room. The useful shower room has a WC, sink and shower enclosure with chrome fitment. The utility space is located to the rear and provides access to the conservatory room, it includes base and eye level units, quartz style



Council Tax Band: D



Entrance Hallway

UPVC double glazed door and window to the front elevation, perfect fit blinds, radiator, intercom system, glass shelving with inset down lights. - Size : -

Study/Bedroom Three

18'11" x 8'1"

Two UPVC double glazed windows to the front elevation, built in desk, shelving and storage, radiator, inset downlights, wall lights, access to the integral double garage. - Size : - 18' 11" x 8' 1" (5.77m x 2.47m)

Integral Double Garage

18'11" x 16'6"

Double garage with two up and over electric doors, UPVC double glazed door and window to the rear elevation, light and power connected. - Size : - 18' 11" x 16' 6" (5.77m x 5.04m)

Living Room

18'10" x 15'10" max measurement

Parquet style flooring, radiator, UPVC double glazed windows and patio doors to rear elevation, marble style hearth, surround, wooden mantel, electric fire, access to the dining room and conservatory. - Size : - 18' 10" x 15' 10" (5.74m x 4.82m) max measurement

Conservatory

16'4" x 12'1" max measurements

UPVC double glazed construction, UPVC double glazed patio doors to the side, two radiators, light and power. - Size : - 16' 4" x 12' 1" (4.99m x 3.69m) max measurements

Dining Room

13'7" x 12'9"

Two UPVC double glazed windows to the rear elevation, two UPVC double glazed windows to the side elevation, radiator, feature stone style wall, wooden beams, wall lights. - Size : - 13' 7" x 12' 9" (4.15m x 3.88m)

Breakfast Kitchen

11'10" x 11'9"

Range of fitted units to the base and eye level, quartz style work services, Belfast dual sink with mixer tap, Rangemaster cooker which has an electric hob, electric grill, electric fan assisted oven, extractor above, tiled splash backs, breakfast bar with quartz style work service, radiator, UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, access to shower room and utility room. - Size : - 11' 10" x 11' 9" (3.61m x 3.59m)

Shower Room

7'9" x 2'8"

Walk in shower cubicle with chrome fitment, inset downlights, wall mounted sink, low level WC, ladder radiator, UPVC double glazed window to the side elevation with perfect fit blind. - Size : - 7' 9" x 2' 8" (2.35m x 0.81m)

Utility room

11'9" x 8'3"

UPVC double glazed windows to the rear elevation, space for an American style fridge freezer, integral dishwasher, quartz work surfaces, 1 1/2 composite sink with mixer tap, space for a dryer, UPVC double glazed door with perfect fit blinds providing access into the conservatory. - Size : - 11' 9" x 8' 3" (3.59m x 2.52m)

Inner Hallway

Loft access, karndean style flooring with compass logo. - Size : -

Bathroom

7'9" x 6'4"

Corner jacuzzi style bath with integral shower with shower head attachment and mixer tap, bidet, lower level WC, pedestal wash hand basin, UPVC double glazed window to the side elevation, extractor, radiator, fully tiled. - Size : - 7' 9" x 6' 4" (2.37m x 1.92m)

Bedroom One

12'11" x 11'10" max measurement

Karndean style flooring, double glazed bay window to front elevation, radiator, built in wardrobes, over head storage, bedside tables. - Size : - 12' 11" x 11' 10" (3.94m x 3.61m) max measurement

Bedroom Two

11'8" x 9'10" max measurements

UPVC double glazed window to the front elevation, radiator, karndean style flooring, built in wardrobes, vanity sink, bedside tables with over head storage. - Size : - 11' 8" x 9' 10" (3.55m x 2.99m) max measurements

Externally

To the front is dual access to the driveway, herringbone block paved driveway, fenced boundaries, gated access to the sides of the property.

To the rear, outside power sockets, gravel area, circular patio area, decked area, timber shed, hedged boundaries, water feature, well stocked borders, fenced boundaries, outside water tap. - Size : -

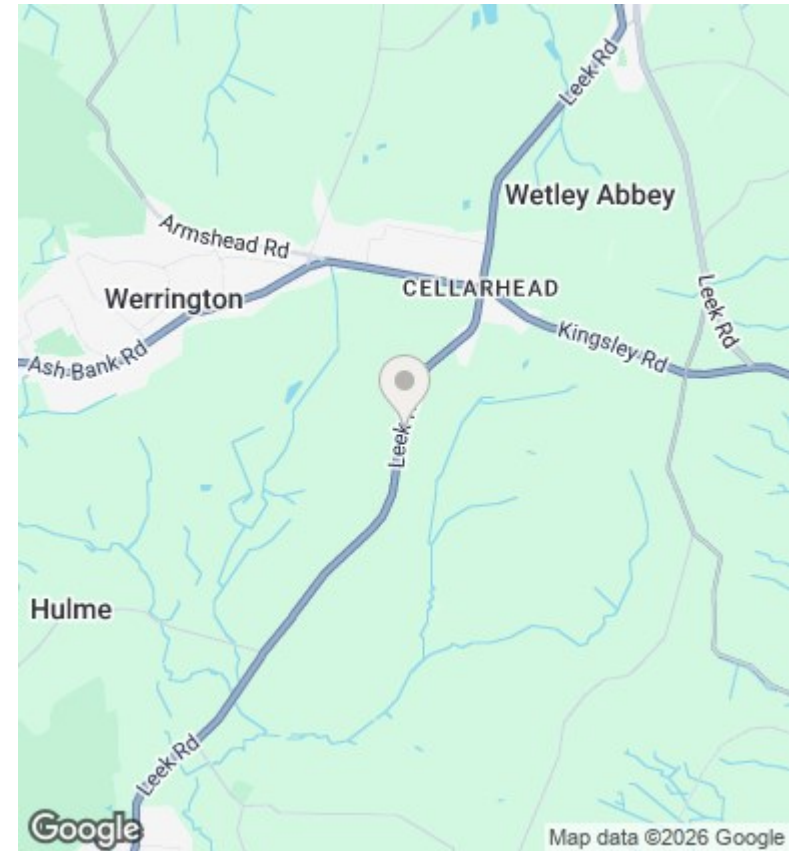




GROUND FLOOR



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 misstatement. 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 is given as to their operability or efficiency can be given. Made with SketchUp 12.0.20



Directions

From our Derby Street Leek office, proceed along Haywood Street at the traffic lights turn left onto the A520 Cheddleton Road follow this road passing the villages of Leekbrook, Cheddleton and Wetley Rocks and just prior to reaching Cellarhead Head traffic lights, the property is situated on the right hand side, identifiable by a Whittaker & Biggs for sale board.

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			80
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	