



## 4 Hampton Court, Leek, ST13 8XZ

Offers In The Region Of £270,000

- Selling with NO CHAIN!
- Two double bedrooms
- Cul-de-sac location
- Combi boiler with 5 year warranty from November 2024
- Detached bungalow situated within a popular residential area
- Bathroom & en-suite wet room
- Bus route close by
- Close to local amenities and within walking distance of Leek town centre
- Driveway for two vehicles
- Fully paved, low maintenance rear garden

# 4 Hampton Court, Leek ST13 8XZ

Selling with NO CHAIN, Whittaker & Biggs are delighted to offer to the market this detached bungalow nestled in the charming cul-de-sac of Hampton Court, Leek. Built in 2000, the property boasts a modern design and is ideally situated close to local amenities, bus routes, and within a short distance of the vibrant Leek town centre.

Upon entering, you will find a spacious sitting and dining room that extends over five meters in length, providing an inviting space for relaxation and entertaining. The bungalow features two generously sized double bedrooms, ensuring ample room for family or guests. The main bathroom and an en-suite wet room add to the practicality of the home, catering to all your needs.



Council Tax Band: C



### **Hall**

11'7" x 2'9"

UPVC double glazed door to the side aspect, radiator.

### **Kitchen**

9'4" x 9'7"

UPVC double glazed window to the frontage, units to the base and eye level, Hygena four ring gas hob, Bosch electric fan assisted oven, dishwasher, washing machine, fridge freezer, stainless steel sink and a half with drainer, chrome mixer tap, tiled floor, radiator, cupboard housing the Main combi boiler.

### **Bathroom**

6'0" x 5'4"

Spa bath, chrome mixer tap, pedestal wash hand basin, chrome taps, low level WC, radiator, fully tiled, extractor fan.

### **Sitting / Dining Room**

19'1" x 14'4" max measurement

UPVC double glazed bay window to the frontage, UPVC double glazed window to the side aspect, radiator, living flame gas fire, marble hearth and surround, wood mantel.

### **Inner Hall**

2'10" x 2'5"

Loft hatch.

### **Bedroom One**

11'9" x 10'4"

UPVC double glazed window to the rear, fitted wardrobes, dressing table, bedside tables, radiator.

### **En-suite Wet Room**

5'4" x 4'9"

UPVC double glazed window to the side aspect, electric Triton shower, wall mounted fold-up shower seat, low level WC, pedestal wash hand basin, fully tiled, radiator.

### **Bedroom Two**

10'5" x 8'7"

UPVC double glazed window to the rear, built in wardrobe, radiator.

### **Externally**

To the frontage, tarmac drive suitable for two vehicles, gravelled area.  
To the rear, fully paved garden, fence boundary, timber shed.

### **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.

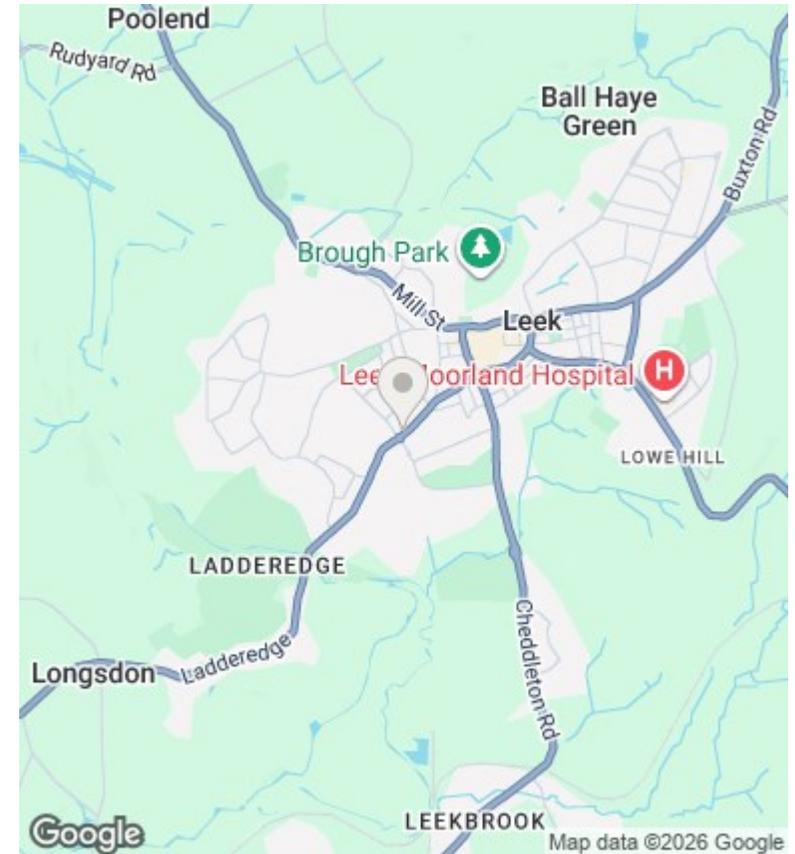
This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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 errors, omissions or mis-statements. 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

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	