





Porch

With a UPVC double glazed front entry door leading into, electric meter, three adjoining UPVC frosted glazed units to front and side elevations, tiled flooring throughout, useful built-in storage cupboard with eye level shelving, internal door leading to:

Kitchen/Diner

With a UPVC double glazed window to the front elevation, complementary tiled floor throughout, the fitted kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect roll top preparation work surfaces. Integrated appliances include a one and a half stainless steel sink and drainer with mixer tap, dishwasher, five ring stainless steel gas hob with matching extractor hood, oven/grill, microwave, central heating gas boiler, freezer, pull out larder racks, two central heating radiators, plumbing space for undercounter white goods, spotlighting to ceiling and a useful understairs storage cupboard, internal doors lead to:

Extended Lounge/Diner

With UPVC double glazed windows to rear and both side elevations having 4x double glazed units, underfloor heating throughout, UPVC double glazed French doors leading to the rear patio with built-in blinds, glass lantern to ceiling with a range of spotlighting, central heating radiator, telephone point, TV aerial point and staircase rising to the first floor landing and boasting stunning views over Leek and rolling hills of Staffordshire countryside.



Garage

With an up and over door to the front elevation, lighting, shelving, gas meter

Store Room

Which offers fantastic potential for home office/study use. The room has a window to the front elevation, lighting and a UPVC double glazed side entry door.

Landing

With a UPVC double glazed window to the side elevation, thermostat, airing cupboard, and access to loft space via loft hatch, internal doors leading to:





Bedroom One

With a UPVC double glazed window to the front elevation, central heating and a wardrobe, comprising of hanging rails and shelving.

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating, featuring stunning views over Leek and rolling hills of Staffordshire countryside.

Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating, featuring stunning views over Leek and rolling hills of Staffordshire countryside.

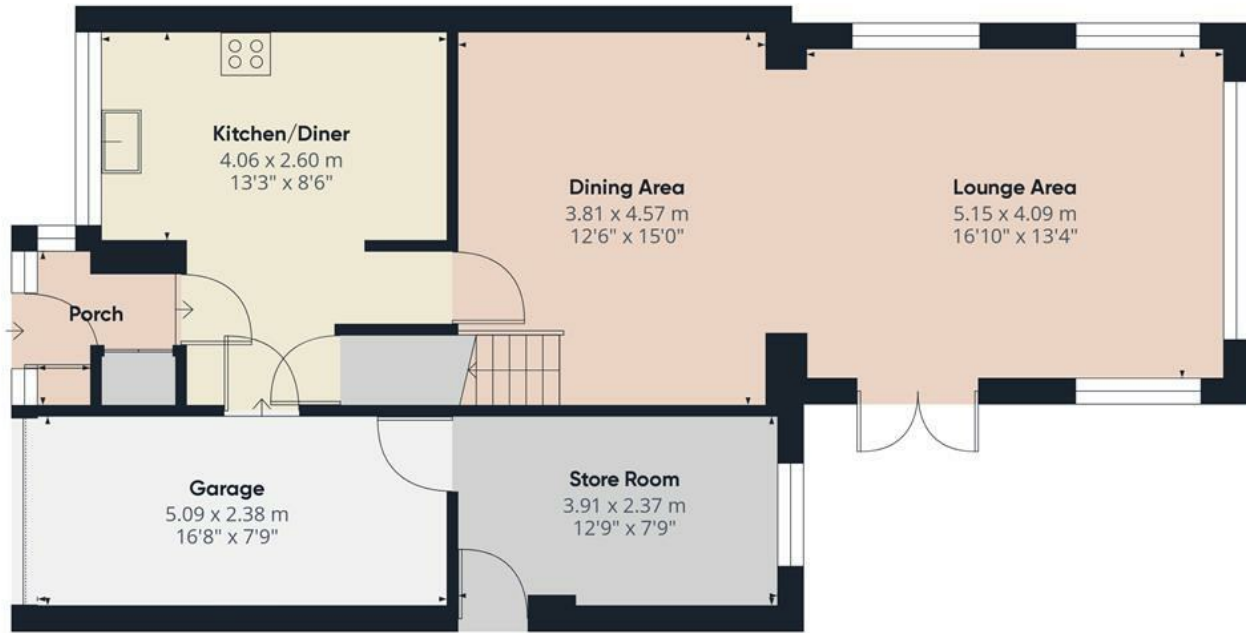
Bathroom

With a UPVC double glazed glass window to the front elevation, featuring a low-level WC, wash hand basin with mixer tap, P-shaped bath unit with shower tray, complementary tiling to both floor and wall coverings, spotlighting to the ceiling and a towel radiator.

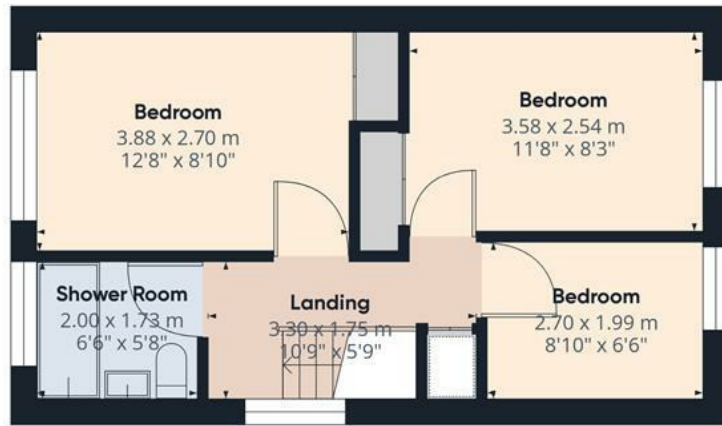




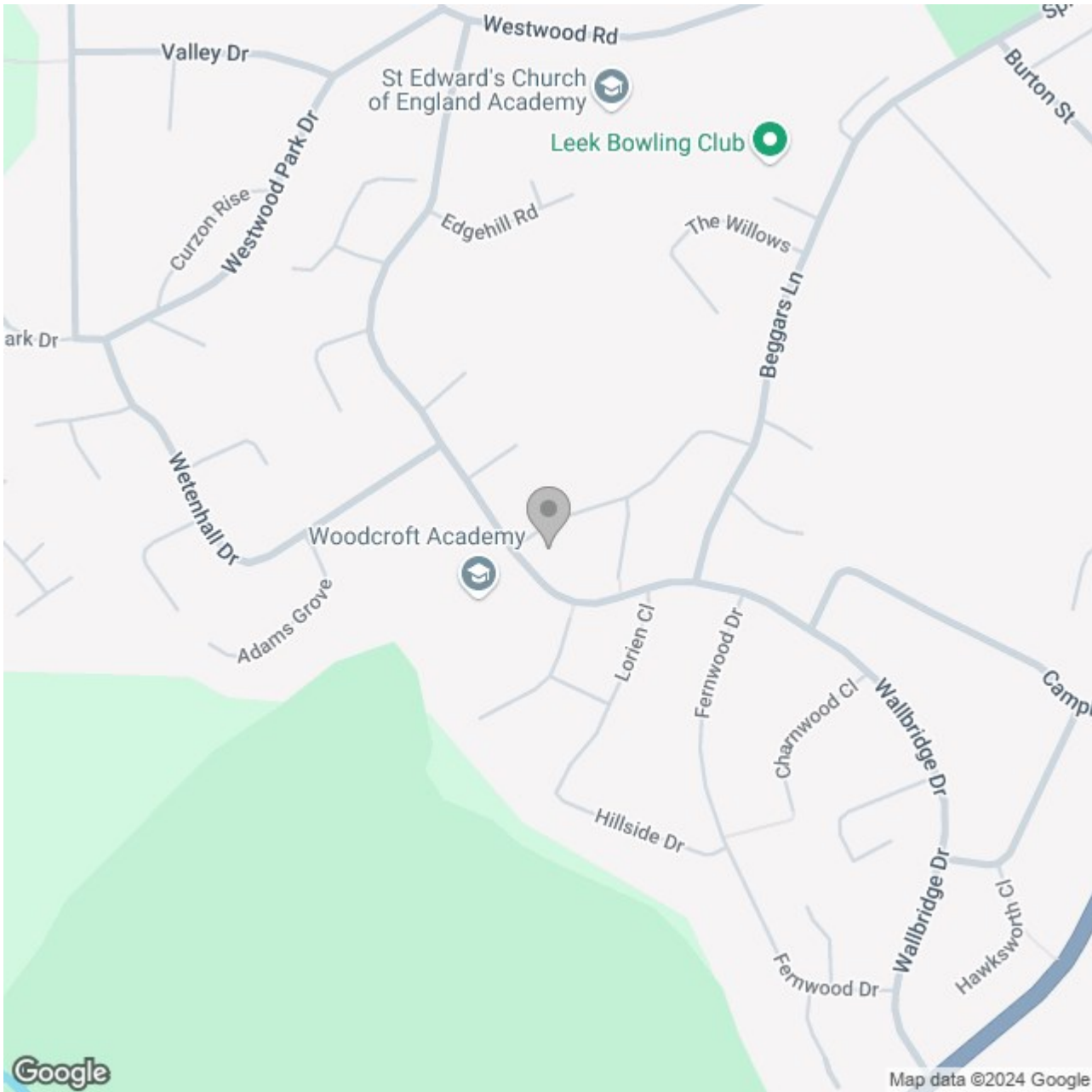




Floor 0



Floor 1



Energy Eff

Very energy effici

(92 plus) **A**

(81-91)

(69-80)

(55-68)

(39-54)

(21-38)

(1-20)

Not energy effici

England



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