





**** EXTENDED THREE BEDROOM
DETACHED HOME ** LARGE DRIVEWAY**

This spacious three-bedroom property in Leek, Staffordshire, offers ample off-road parking with room for several vehicles. The home has been enhanced by a rear single-storey extension, showcasing incredible views over Leek. Additionally, there is approved planning permission (SMD/2022/0546) to add a further extension to create a fourth bedroom if desired.

The property briefly comprises a porch, a kitchen/diner, an extended lounge/diner, a garage with a rear store room, three well-proportioned bedrooms, and a family bathroom. Combining comfort, practicality, and potential, this home is ideal for families or those looking to expand.

Viewing by appointment only.



 **ABODE**
SALES & LETTINGS

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 and internal door leading to:

Store Room

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

Landing

With a UPVC double glazed window to the side elevation, thermostat, airing cupboard with eye level shelving, access into loft space via loft hatch, internal doors leading to:





Bedroom One

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

Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator, double built in wardrobe and 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 radiator and 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 three-piece bathroom suite comprising of low-level WC, wash hand basin with mixer tap, P-shaped bath unit with electric shower over, curved glass screen and complementary tiling to both floor and wall coverings, spotlighting to ceiling with built-in extractor and chrome heated towel radiator.





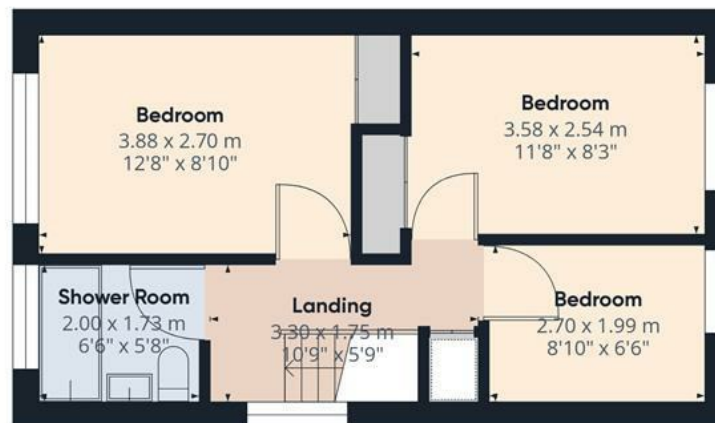




Floor 0

Approximate total area⁽¹⁾

113.89 m²
1225.93 ft²



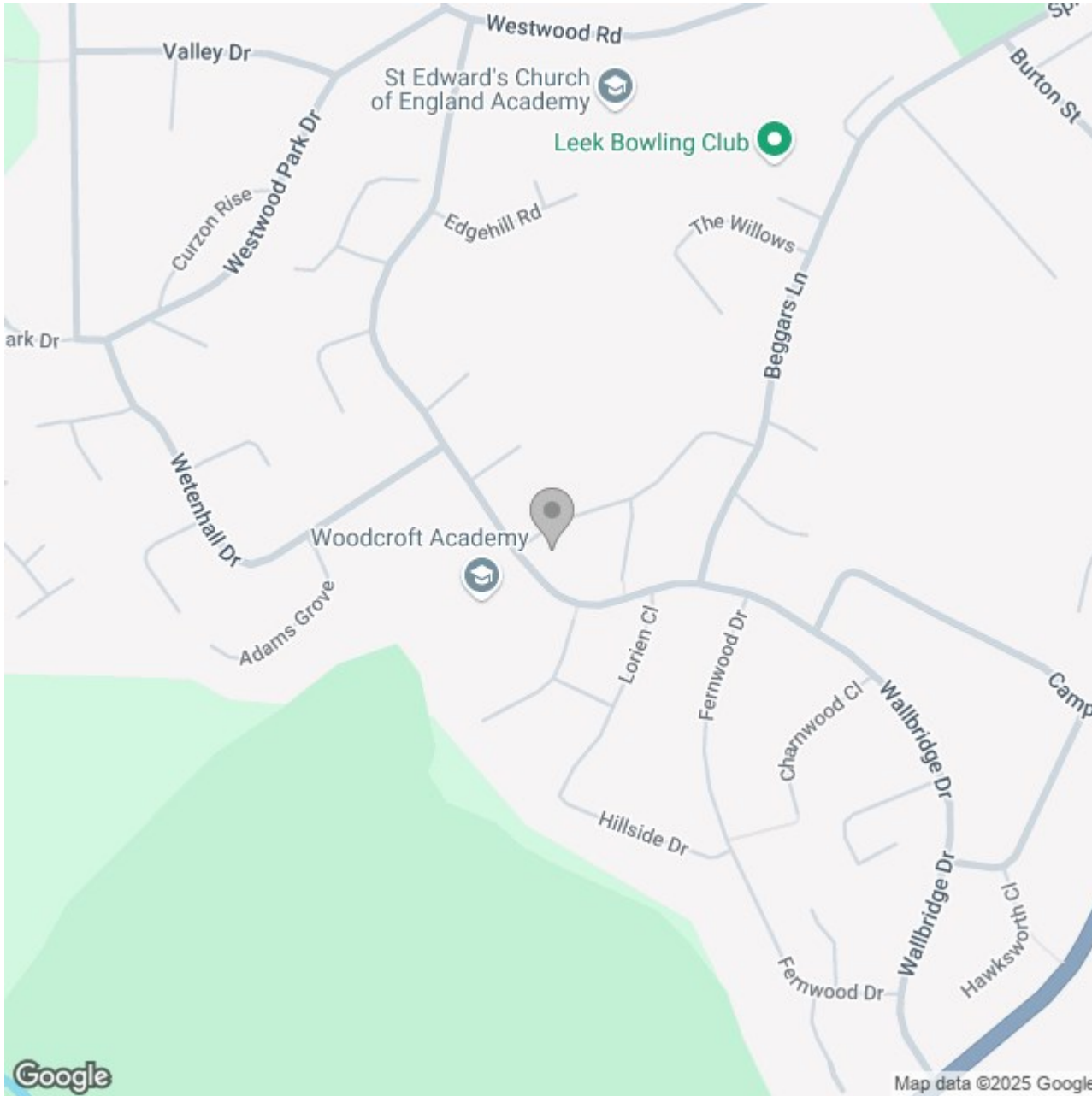
Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	