



31 Milltown Way

, Leek, ST13 5SZ

When searching for the perfect family home, a compromise always has to be made, whether its the space, the plot size or a lovely view. But what if you could have it all? When with this superb detached family home on Milltown Way the word compromise is left firmly at the door. With space in abundance, an extended plot and stunning open views this property truly will tick all your boxes. The beautifully maintained accommodation on offer comprises an open plan living space with a large lounge, chic modern fitted kitchen/diner with integrated NEFF appliances, glass roofed conservatory and huge utility room/W.C with seperate work shop. To the first floor you are greeted by four fantastic sized bedrooms, a family bathroom plus en-suite to the master. Externally the property benefits from ample off road parking to the front and to the rear the top garden is laid with Indian stone, mature flower bed borders and water feature. Gated access leads you to down to the extended plot which is laid to lawn with picturesque open views. Nestled away down a quiet cul-de-sac in the popular market town of Leek, close to local amenities and schooling. Told you, you could have it all? Now all thats left to do is call to arrange a viewing.

Asking price £499,950

31 Milltown Way

, Leek, ST13 5SZ



- STUNNING FAMILY DETACHED RESIDENCE
- CHIC MODERN KITCHEN/DINER INTO LOUNGE
- FOUR FANTASTIC SIZED BEDROOMS
- DESIRABLE CUL-DE-SAC LOCATION
- HUGE REAR GARDEN PLOT WITH OPEN VIEWS
- CONSERVATORY WITH GLASS ROOF
- FAMILY BATHROOM PLUS EN-SUITE
- LARGE OPEN PLAN LIVING
- UTILITY ROOM/W.C PLUS WORKSHOP
- AMPLE OFF ROAD PARKING

GROUND FLOOR

Entrance Hall

15'11" x 5'6" (4.86 x 1.69)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor with under stairs storage cupboard. Radiator

Open Plan Lounge/Dining/Kitchen

Lounge

16'4" x 10'7" (5.00 x 3.23)

A double glazed window overlooks the front aspect. Fireplace housing gas fire. Television point and two radiators. Open archway leads into the kitchen/diner.

Kitchen/Diner

25'7" x 9'10" (7.82 x 3.00)

A double glazed window overlooks the rear aspect, coupled with a double glazed access door leading out to the rear garden and double glazed sliding doors lead into the conservatory. Fitted with a range of wall and base storage units with coordinating Mistral work surfaces and inset stainless steel sink unit and side drainer. Integrated NEFF appliances include, double electric oven, microwave and gas hob with cooker hood above, fridge/freezer and dishwasher. Ceiling spotlights and two radiators. Space for table and chairs.

Conservatory

A UPVC conservatory with self cleaning glass roof. Double glazed patio doors lead out to the rear garden. Tiled flooring.

Utility Room/W.C

7'8" x 7'8" (2.36 x 2.34)

Fitted with a low level W.C and wash hand basin. Space and plumbing for washing machine and tumble dryer. Work surface areas and fully tiled walls. Ladder style radiator. Access door into workshop.

Workshop

8'5" x 8'2" (2.59 x 2.49)

A double glazed window overlooks the front aspect.

FIRST FLOOR

First Floor Landing

9'1" x 3'4" (2.78 x 1.04)

Loft access hatch. Storage cupboard.

Bedroom One

15'5" x 11'2" (4.72 x 3.42)

A double glazed window overlooks the front aspect. Fitted wardrobes and storage cupboard. Radiator

En-Suite

6'11" x 5'8" (2.11 x 1.75)

A double glazed window overlooks the front aspect. Fitted with a suite comprising shower unit with waterfall shower head, low level W.C and vanity hand wash basin. Fully tiled walls and ladder style towel radiator.

Bedroom Two

14'1" x 8'2" (4.31 x 2.50)

A double glazed window overlooks the front aspect. Fitted wardrobes and radiator.

Bedroom Three

11'1" x 8'0" (3.39 x 2.46)

A double glazed window overlooks the rear aspect. Fitted wardrobes and radiator.

Bedroom Four

11'4" x 7'5" (3.46 x 2.28)

A double glazed window overlooks the rear aspect. Radiator.

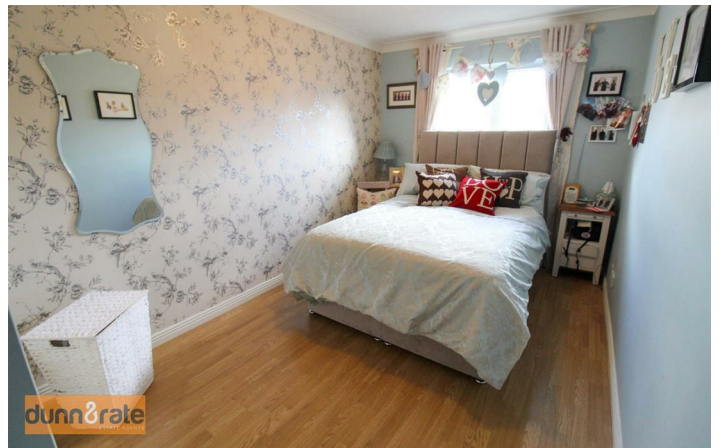
Bathroom

7'4" x 5'8" (2.26 x 1.73)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls and extractor fan. Radiator.

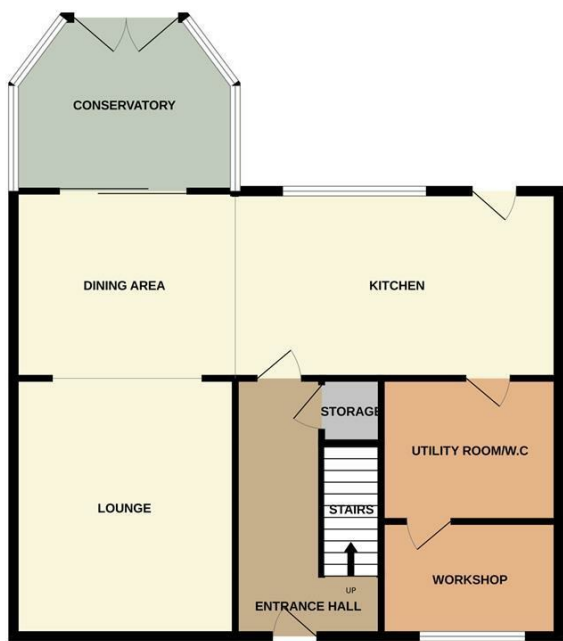
EXTERIOR

To the front there is a large tarmac driveway with ample off road parking. A side access gate leads to the rear garden. The top garden is laid with a natural sandstone patio with mature shrubbery and trees. Water feature and flower beds. A stable gate leads down to the bottom garden. Laid mainly to lawn with beautiful open views this vast piece of land is the perfect addition to this family home. Fully enclosed and framed with mature trees and rockery.

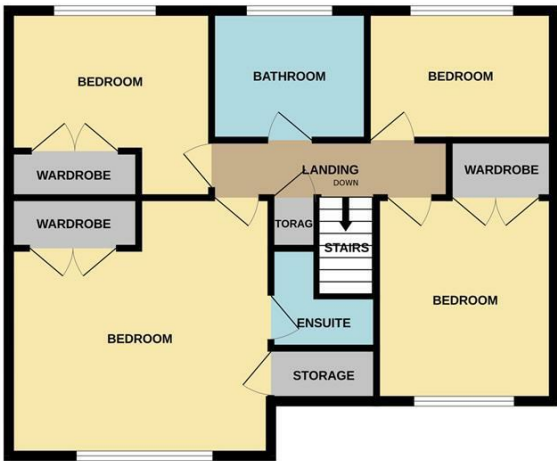


Floor Plan

GROUND FLOOR



1ST 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 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	