



Fernwood Drive,  
Leek



01782 970222

[hello@oneagencygroup.co.uk](mailto:hello@oneagencygroup.co.uk)



# Offers in Region of £380,000

A substantial detached family home offering spacious and versatile accommodation. The ground floor comprises a breakfast kitchen, living/dining room, cloakroom, and a large garage with potential for a variety of uses, subject to the necessary permissions. To the first floor is a master bedroom with dressing area and en suite, three further well-proportioned bedrooms, and a family bathroom. Externally, the property enjoys a generous, established rear garden. Situated in the historic market town of Leek, with easy access to the Peak District, the property is offered with no onward chain and viewing is highly recommended.







#### Entrance Porch

Double glazed to front, tiled floor, door into hallway.

#### Hallway

Radiator

#### Cloaks

1.38m x 1.35m (4' 6" x 4' 5") WC, hand wash basin, radiator, part tiled walls.

#### Breakfast Kitchen

7.06m max x 3.01m max (23' 2" x 9' 11") Fitted with an extensive range of wall, base, and drawer storage units, with further built in storage. Fitted fridge freezer, dishwasher, range cooker and space for washing machine. Radiator, part tiled walls, tiled floor, double glazed window to the rear, door to rear.

#### Living Room

5.50m x 3.64m (18' 1" x 11' 11") Double glazed window to the front, radiator, living flame gas fire with feature surround, stairs to first floor.

#### Dining Area

2.71m x 4.03m (8' 11" x 13' 3") Radiator, double glazed sliding doors to rear.

#### Landing

Access to loft. Storage cupboard with combination gas boiler.

#### Master Bedroom

5.27m x 2.77m (17' 3" x 9' 1") Two double glazed windows to the rear, radiator

#### Dressing Area

2.40m x 2.10m (7' 10" x 6' 11") Range of fitted wardrobes

#### En Suite Shower Room

1.66m x 1.76m (5' 5" x 5' 9") Shower cubicle with electric shower, WC and hand wash basin, tiled floor, tiled walls, heated towel rail, double glazed frosted window to the rear.

#### Bedroom 2

3.02m x 3.63m (9' 11" x 11' 11") Double glazed window to the front, radiator, built in storage area.

#### Bedroom 3

3.03m x 2.89m (9' 11" x 9' 6") Double glazed window to the front, radiator, built in storage.

#### Bedroom 4

4.45m x 2.32m (14' 7" x 7' 7") Double glazed windows to the front and rear, radiator.

#### Family Bathroom

2.41m x 1.75m (7' 11" x 5' 9") Double glazed frosted window to the side, bathroom suite comprising of panelled bath, WC and hand wash basin. Heated towel rail, part tiled walls, tiled floor.

#### Garage

9.8m x 2.36m (32' 2" x 7' 9") Fitted sink and drainer unit, electric roller shutter doors, power and light, double glazed window to the rear, door to side.

#### Outside

Substantial rear garden with lawn and numerous Indian stone sitting and patio areas.

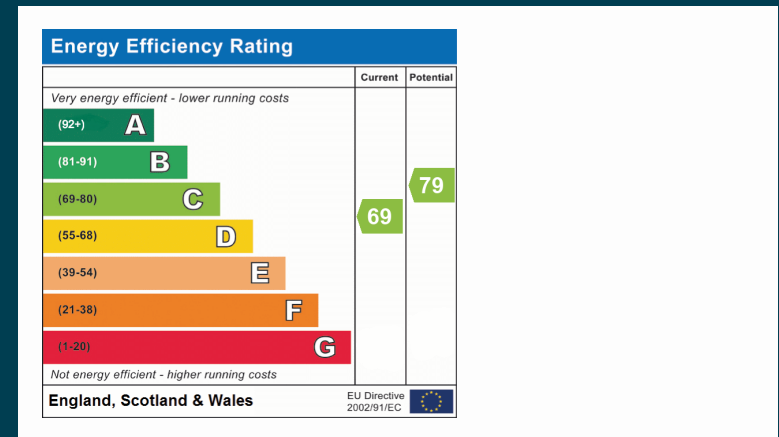
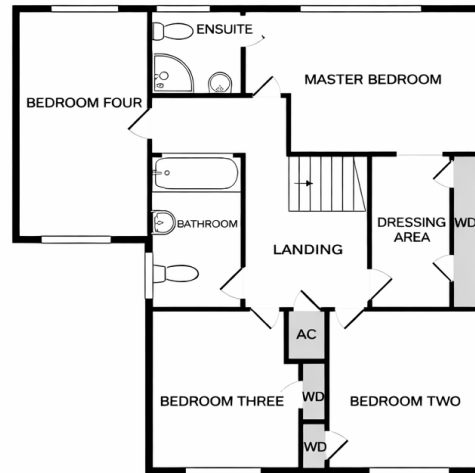
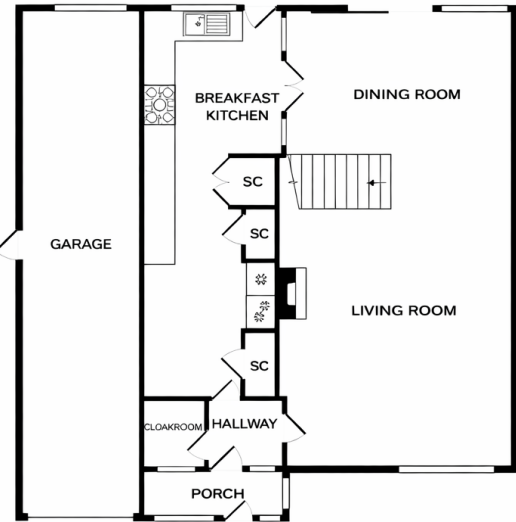
#### Agents Notes

Staffordshire Moorlands Council Tax Band C

#### Important Notice

All descriptions, dimensions, and references are given in good faith but are approximate and for guidance only. Measurements are not exact. Fixtures, fittings, and services have not been tested. Buyers must satisfy themselves as to the accuracy of all information by inspection and professional advice.





OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

01782 970222

hello@oneagencygroup.co.uk

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.