



## Dromquinna Birchall Close, Leek, Staffordshire, ST13 5RQ

Offers In Excess Of £450,000

- Three double bedroom detached family home
- Driveway to the front and side
- Substantial conservatory to the rear
- NO CHAIN
- Impressive plot within a cul de sac location
- Front and rear gardens
- Well equipped kitchen and bathroom
- Double garage with electric door
- Three DOUBLE bedrooms
- Study and WC to the ground floor

# Dromquinna Birchall Close, Leek ST13 5RQ

Nestled in the tranquil cul-de-sac of Birchall Close, this individual three-bedroom detached family home offers a splendid opportunity for those seeking a peaceful yet convenient lifestyle in Leek, Staffordshire. The property is set on an impressive plot, providing ample outdoor space with both front and rear gardens, perfect for family gatherings or simply enjoying the serene surroundings.

Upon entering, you will find two spacious reception rooms that create a warm and inviting atmosphere, ideal for entertaining guests or relaxing with family. The addition of a conservatory allows for an abundance of natural light, enhancing the home's charm. A dedicated study provides a quiet space for work or study, while a convenient WC adds to the practicality of the layout.

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Council Tax Band: F



### **Porch**

Wood glazed door and window to the front, wood glazed window to the side, stone floor, light.

### **Entrance Hallway**

Stairs to the first floor, radiator.

### **WC**

5'2" x 5'0"

Accessed via a cloakroom area with Upvc double glazed window to the side, built in cistern, vanity unit with storage, chrome mixer tap, radiator, Upvc double glazed window to the side, partly tiled.

### **Study**

12'0" x 8'11" max measurements

Radiator, Upvc double glazed window to the front.

### **Living Room**

20'1" x 12'11"

Two radiators, Upvc double glazed patio doors and window to the front, Upvc double glazed window to the side, gas fire set within a marble surround, hearth and mantle, glazed wooden doors into the conservatory.

### **Conservatory**

22'2" x 11'8" max measurements

Upvc double glazed construction, patio doors to the rear, light, power, doors into the dining room.

### **Dining Room**

15'10" x 11'11" max measurements

Upvc double glazed window to the rear, radiator, serving hatch.

### **Kitchen**

15'1" x 8'4"

Range of fitted units to the base and eye level, Upvc double glazed window to the side, door to the side, radiator, partly tiled, composite 1 1/2 sink unit with drainer and mixer tap, electric cooker point, under counter lighting, integral fridge/freezer, plumbing and space for a washing machine and dishwasher.

### **First Floor**

#### **Landing**

Upvc double glazed window to the side, radiator.

#### **Bedroom One**

15'11" x 12'3" max measurements

Upvc double glazed window to the front and side, radiator, built in wardrobes and overhead storage.

#### **Bedroom Two**

15'11" x 11'11"

Built in wardrobes and overhead storage, radiator, Upvc double glazed window to the sides.

#### **Bedroom Three**

13'0" x 11'5"

Radiator, Upvc double glazed window to the front, built in wardrobes and overhead storage, eaves storage.

#### **Bathroom**

11'10" x 8'0"

Panel bath, chrome mixer tap, walk in shower cubicle with chrome fitment, cupboard housing a British Gas, gas fired boiler, immersion heated tank, built in

cistern, vanity unit, storage beneath, chrome mixer tap, radiator, tiled, electric shaver point, wall light, Upvc double glazed window to the side.

### Externally

Tarmacadam driveway to the front and side, access to the double garage, walled and hedged boundary, area laid to lawn. To the other side, path to the rear garden, which is laid to lawn, hedged boundary, well stocked borders, pedestrian access to the garage

### Double Garage

17'10" x 17'7"

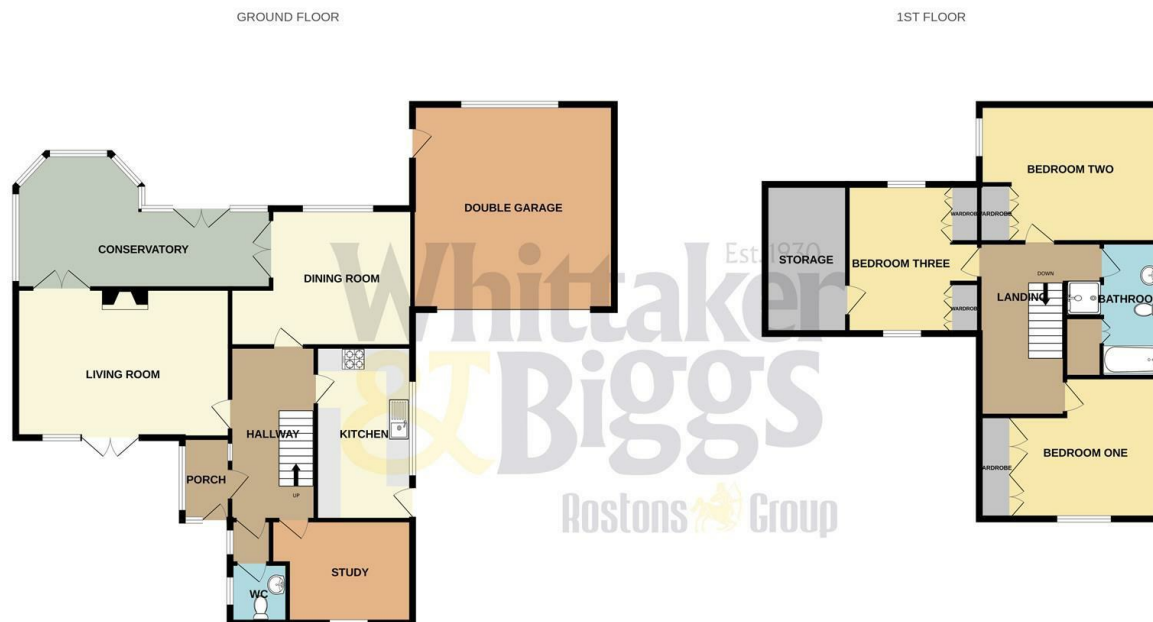
Up and over remote electric door, Upvc double glazed window to the rear, Upvc double glazed door to the side, light and power connected.

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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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## Directions

## Viewings

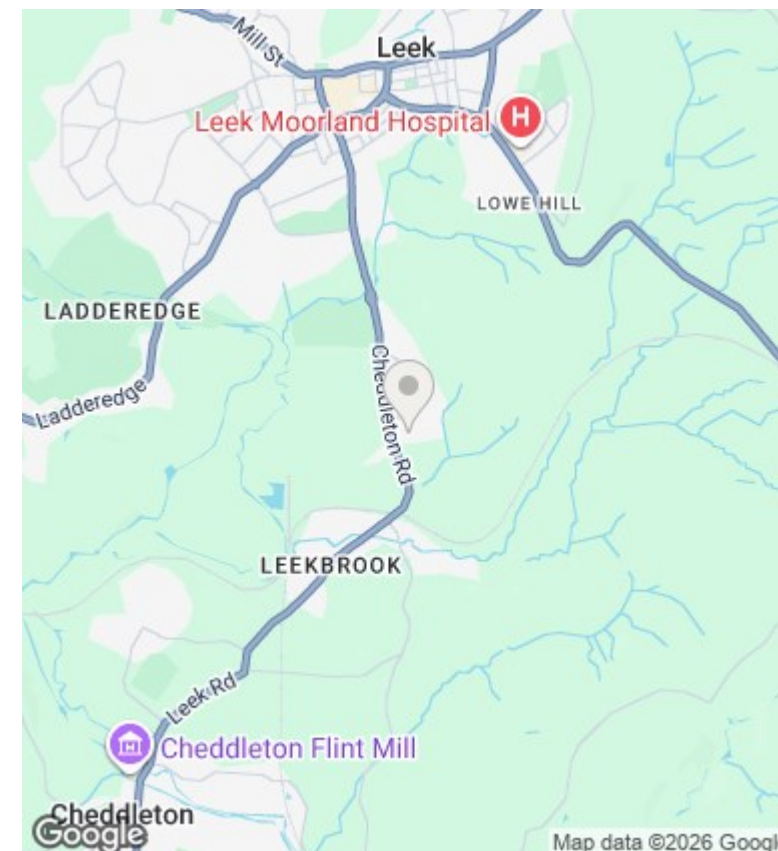
Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

F

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 51      | 66        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |