Whittaker&Biggs Est. 1930
Rostons Group







The Coach House Abbey Green Road, Leek, Staffordshire, ST13 8SA

Offers In The Region Of £580,000

- Detached property
- 3 storeys
- 4 bedrooms
- 3 bathrooms
- Extensive gardens
- Rural views
- Double garage and driveway and EV charger
- First floor conservatory with wrap around decked balcony
- Timber summerhouse
- Beautifully presented

45-49 Derby Street, Leek, Staffordshire, ST13 6HU 01538 372006
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The Coach House Abbey Green Road, Leek ST13 8SA

Nestled on the charming Abbey Green Road in Leek and set in approximately 0.43 of an acre, this unique house offers a splendid blend of comfort and style, making it an ideal home for families and those who love to entertain. With four spacious bedrooms, there is ample room for relaxation and privacy. The property boasts two well-appointed reception rooms, providing versatile spaces that can be tailored to your needs, whether for cosy family gatherings or lively social events.

The house features three modern bathrooms, ensuring convenience for all residents and guests. The first-floor conservatory is a standout feature, offering a delightful space to enjoy the surrounding views while basking in natural light. The wrap-around decked balcony enhances this area, perfect for al fresco dining or simply unwinding with a book.

4 3 2 D

Council Tax Band: E





Ground Floor
The Ground Floor has the potential to be used as fairly self-contained accommodation for a member of the family who can live independently.

Sitting Room
17'8" x 14'6"
Max measurement
Wood door to the frontage, 2x wood double glazed windows to the frontage, stairs to the first floor, panelled walls, log burner, stone hearth, brick surround, wood mantle, inset down lights, under stairs storage cupboard, radiator.

Study / Bedroom Four
10'6" x 10'2"
Wood double glazed window to the frontage, radiator, inset downlights, storage cupboard, shower room off.

Shower Room
6'11" x 3'6"
Corner shower enclosure, chrome fitment, vanity wash hand basin, chrome mixer tap, low level WC, chrome ladder radiator, extractor fan.

First Floor

Living Room
14'3" x 14'6"
Wood double glazed window to the frontage, wood floor, radiator, log burner, stone hearth, brick surround, wood mantle, UPVC double glazed French doors to the conservatory.

Conservatory
16'7" x 16'4"
UPVC double glazed construction, glass roof, French doors on to a decked wrap around balcony, radiator, wall lights, electric opening skylight roof windows, feature pendant light fitting.

Landing
3'1" x .314'11"
Wood double glazed window to the frontage, stairs to the second floor.

Kitchen
14'6" x 10'4"
Wood double glazed window to the frontage, wood double glazed window to the side aspect, wood glazed stable door to the side aspect, hand crafted units to the base and eye level, breakfast bar, granite work surfaces and upstands, Range cooker with induction hob, electric fan assisted oven and grill, Rangemaster extractor hood, Bosch integral dishwasher, stainless sink and a half, chrome mixer tap, radiator, wine rack, space for a freestanding American style fridge freezer.

Utility
12'4" x 6'1"
Max measurement
UPVC double glazed door to the side aspect, glass roof, radiator, space and plumbing for a washing machine, space for a tumble dryer, cold water tap.

Second Floor

Landing
10'11" x 3'5"
Wood glazed door to the side aspect, skylight, radiator, loft hatch, inset downlights.

Bedroom One
14'4" x 10'5"
Wood double glazed window to the side aspect, skylight with blind to the frontage, radiator, eaves storage.

Bedroom Two
10'5" x 10'4"
Wood double glazed window to the side aspect, radiator, eaves storage.

Bedroom Three
12'0" x 7'8"
Wood double glazed window to the side aspect, radiator, built in wardrobe.

Shower Room
8'2" x 4'10"
Wood double glazed window to the rear, walk-in shower enclosure, chrome fitment, pedestal wash hand basin, low level WC, chrome ladder radiator, part tiled, extractor fan.

Bathroom
8'1" x 5'7"
Wood double glazed window to the side aspect, cast iron panel bath, chrome telephone mixer tap with handheld shower, vanity wash hand basin, chrome taps, low level WC, chrome ladder radiator, part tiled, shaver point.

Externally
To the frontage, cobblestone driveway, stone wall, hedge boundary, stepped access to the side garden, log store.
To the side, walled boundary, mature trees and shrubs, stone patio, gravel path, pond, well stocked borders, wildlife garden, bluebell wood.
To the rear, large lawn with cultivated area, walled boundary, timber summerhouse with decked area, oil tank, oil fired boiler, solar panels, views.

Garage
17'7" x 16'4"
Double electric up-and-over door, power and light, EV charger, cold water tap.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.













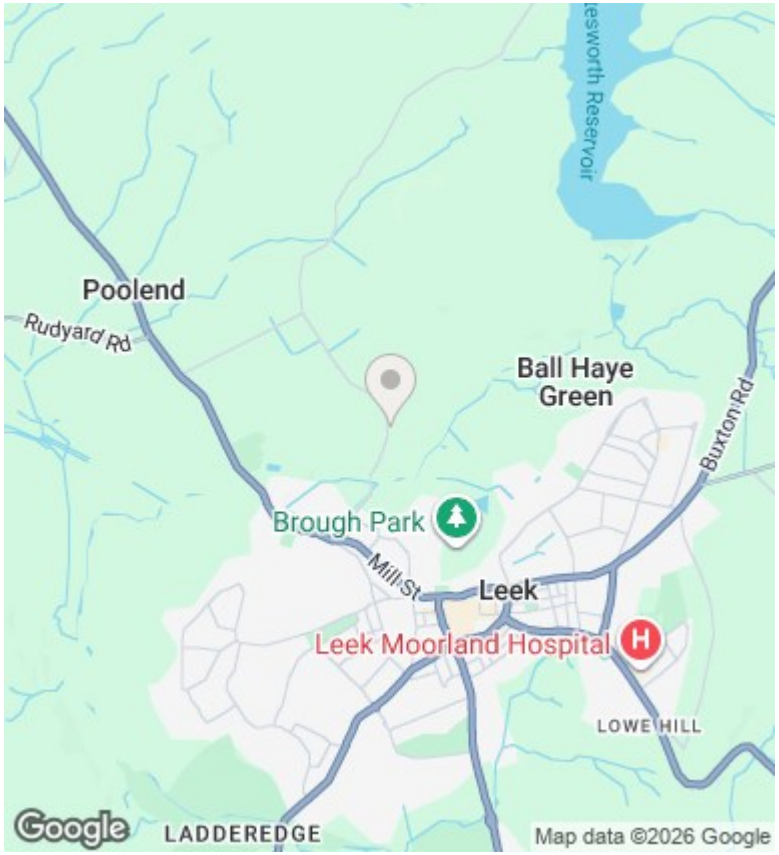








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

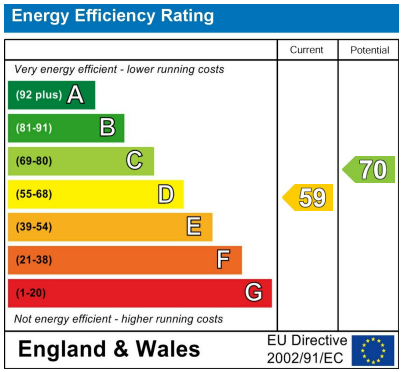
Viewings

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

Council Tax Band

E

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