



5 Hillside Drive, Leek, Staffordshire, ST13 8JQ

**Price: £315,000**

- Extended accommodation
- Lounge, kitchen/diner, utility & conservatory
- Gardens backing onto the Golf course
- Off Road Parking and Garage
- Three Bedrooms & family bathroom
- Fitted kitchen with integrated appliances
- Catchment area for West end schools
- Close to local amenities



A wonderful spacious three bedroom link detached family home situated on the fringes of the town, and backing onto the golf course. The property is well placed for local schools and amenities. The extended accommodation comprises of reception hall, spacious lounge that opens into the conservatory, family kitchen diner, separate utility area, and a shower room. The three bedrooms and family bathroom are on the first floor. The home benefits from gas central heating and uPVC double glazing throughout. Externally the property sits on a good sized plot with gardens to the front, mainly laid to lawn with the driveway that provides off road parking, leading to the single integral garage. The rear has a patio area and steps up to the well maintained garden having lawned areas, seating area and a greenhouse, all enclosed with hedged boundaries. Viewing is essential to appreciate the location and size of this family home.

## Description

### Reception Hall:

Storage cupboard. Stairs off to the first floor. Radiator. UPVc entrance door and window to the front elevation.

### Lounge: 16' 4" x 11' 0" (4.99m x 3.35m) plus recess.

An excellently proportioned double aspect family room with a feature fireplace and inset flame effect gas fire. Patio doors to the conservatory. Alcove to a recessed area. Wall light points. Radiator. Window to the front elevation.

### Conservatory: 9' 9" x 6' 11" (2.98m x 2.10m)

Tiled flooring. Radiator. Windows and French doors out to the rear garden.

### Kitchen Diner: 16' 5" x 10' 7" (5.00m x 3.23m)

An elegant family room with a dining area and a kitchen boasting an extensive range of Bauformat fitted base and wall units, with oak surfaces and inset sink unit with mixer tap. Glass splash backs. Integrated double oven, four ring gas hob having extractor hood over. Integrated dishwasher, fridge and freezer. Recessed ceiling lighting. Tiled flooring to the kitchen area, and carpet to the dining area. Radiator. Radiator. Window to the front and rear elevations.

### Utility Room:

Fitted oak work surface with plumbing for automatic washing machine. Tiled flooring. Recessed ceiling lighting. Radiator. Window to the rear garden.

### Shower Room:

A modern suite with fully tiled shower cubicle with folding shower door. Wash basin with mixer tap and low level W.C. Tiled flooring and heated towel rail.

### First Floor Landing:

Access to the loft. Window to the rear elevation.



**Bedroom One:** 11' 1" x 9' 9" (3.38m x 2.96m)  
Built-in wardrobe. Radiator. Window to the front elevation.

**Bedroom Two:** 10' 8" x 10' 4" (3.25m x 3.15m)  
Built-in wardrobe housing the hot water cylinder. Radiator. Window to the front elevation.

**Bedroom Three:** 7' 9" x 6' 5" (2.35m x 1.95m)  
Radiator. Window to the rear overlooking the garden.

**Bathroom:** 7' 8" x 5' 7" (2.33m x 1.71m)  
A well proportioned family bathroom with luxury white suite with P-shaped bath having a shower over with screen. Tiled walls. Cushioned vinyl flooring. Pedestal wash hand basin and low level W.C. Recessed ceiling lighting. Heated towel rail. Obscure glazed window to the rear elevation.

**Outside:**  
A good sized front garden with a lawn area and hedged borders. Block paved driveway providing ample off road parking and leading to the garage. To the rear is a garden backing on to the golf course, having a patio area, lawn and borders and a sun terrace with a seating area. There is also a greenhouse.

**Garage:**  
Light and power with access to the loft space which houses the gas boiler. Cold water tap. Up and over door.

**Notes:**  
The property had a new boiler installed in 2022, and has been serviced annually since.



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

5 Hillside Drive, ST13 8JQ

Energy rating: **D**

Valid until: 9 May 2031

Certificate number: 0631-1003-2205-3865-1204

**Property type**  
Detached house

**Total floor area**  
67 square metres

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [out more on the landlord's obligations](#) if you are letting a property.

**Energy efficiency rating for this property**  
This property's current energy rating is D. It has the potential to be C.  
[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.eportal.communities.gov.uk/energy-certificates/0631-1003-2205-3865-1204>

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.