



Graham Watkins & Co

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7 Mayfield Close, Leek, ST13 8JJ



A delightful two bedroom detached bungalow positioned in a sizeable plot with off road parking, garage and private enclosed gardens. The bungalow provides spacious accommodation with potential to create three bedrooms if so desired, having been extended to the rear to form a master suite. Situated in a quiet and pleasant cul-de-sac location in the sought after West End of town. Deceptive accommodation comprising living room with patio doors to the conservatory overlooking the rear gardens, master suite incorporating ensuite facilities, second bedroom and shower room. Parking for numerous vehicles and sizeable gardens at the rear. Viewing is HIGHLY recommended!

**Offers In The Region Of £324,950
(Subject To Contract)**

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2. All statements contained in these particulars as to this property are made without responsibility on the part of the Messrs. Graham Watkins & Co. or the vendor or lessor;
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Directions

From our Derby Street offices proceed along Stockwell Street and as the road forks take the left hand fork into West Street. Follow this road passing St Edwards Academy and take the second turning left into Westwood Park Drive. Continue along taking the first turning right into Valley Drive and the first left into Mayfield Close where the property is situated on the right hand side identifiable by the agents For Sale board.

Situation

This bungalow is ideally situated in a quiet cul-de-sac location in the sought after West End of town. Being close to all the Westwood Schools and good for walking into the town centre.

Entrance Hall

Upvc double glazed external door and window to front aspect, double radiator, wooden parquet flooring.



Inner Hall / Loft Access

Built-in store cupboard and loft access. The loft has a ladder, light and undereaves storage, Baxi gas fired boiler.



Living Room 6.39 x 3.66 (21'0" x 12'0")

Upvc double glazed bay window to front aspect, pair of patio doors leading out into the

conservatory, feature fireplace, two double radiators.



Conservatory 6.87 x 2.94 (22'6" x 9'8")

Being of Upvc double glazed construction set on plant display shelving with patio doors out onto the rear gardens, wooden flooring, ceiling lights incorporating fan attachments.



Kitchen 3.39 x 2.84 (11'1" x 9'4")

Excellent range of Oak units comprising base cupboards and drawers incorporating plumbing for washing machine, RangeMaster cooker, stainless steel sink unit with mixer tap, tiled splashbacks. Matching wall cupboards, integrated fridge/freezer, sun light, bi-fold doors to conservatory, Upvc double glazed external door to conservatory.



Master Bedroom 6.85 x 3.46 (22'6" x 11'4")

Upvc double glazed windows to side and rear aspects overlooking the private gardens, two double radiators. Excellent range of built-in bedroom furniture comprising wardrobes with inset sensor lighting, matching bedside cabinets and dressing table.



Ensuite

Modern suite comprising double walk-in shower unit with mixer shower fitment, wash hand basin in vanity with built-in wc, heated towel rail, fully tiled walls and flooring.



Bedroom Two 3.32 x 3.15 (10'11" x 10'4")

Upvc double glazed window to front aspect,

single radiator. Built-in bedroom furniture.



Bathroom

Suite comprising panelled bath with Mira shower fitment over, pedestal wash hand basin, low level wc, double radiator, Upvc double glazed frosted window to rear aspect, cushioned flooring. Built-in airing cupboard with fixed shelving.



Outside

The property is approached over a sizeable driveway providing ample off road parking, with lawns and flower borders.

Garage 7.77 x 2.66 (25'6" x 8'9")

Having electric up and over door, concrete floor, light and power connected. Upvc double glazed windows to the side and space for utility if so desired.

Gardens

Private and enclosed gardens at the rear being laid to lawns with flower borders. Timber and felt Garden Shed. Pedestrian gated access to the front of the property.



easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



Measurements

All measurements given are approximate and are 'maximum' measurements.

Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

Services

We believe the property is connected to all mains services.

Tenure and Possession

The property is held freehold and vacant possession will be given upon completion.

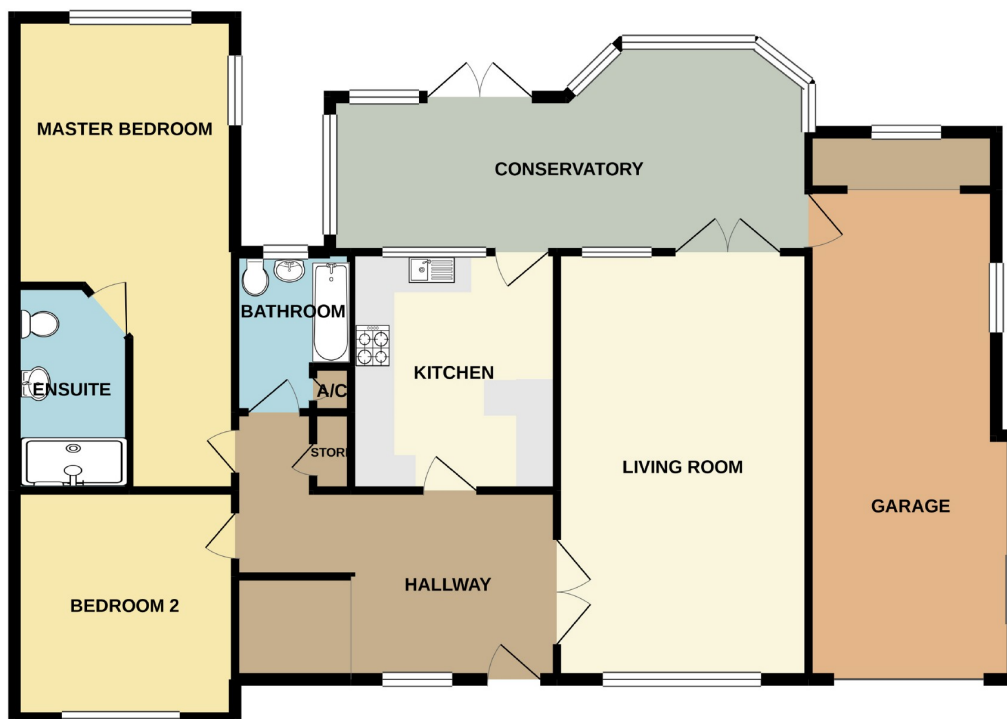
Viewings

By prior arrangement through Graham Watkins & Co.

Wayleaves

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi

GROUND 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 Performance Certificate



7, Mayfield Close, LEEK, ST13 8JJ

Dwelling type: Detached bungalow
Date of assessment: 13 July 2015
Date of certificate: 13 July 2015

Reference number: 9078-8041-7213-3375-5920
Type of assessment: RdSAP: existing dwelling
Total floor area: 91 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

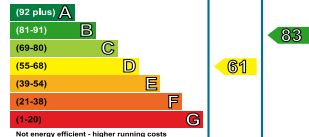
Estimated energy costs of dwelling for 3 years:	£ 3,237
Over 3 years you could save	£ 1,071

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 174 over 3 years	
Heating	£ 2,358 over 3 years	£ 1,761 over 3 years	
Hot Water	£ 546 over 3 years	£ 231 over 3 years	
Totals	£ 3,237	£ 2,166	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 357
2 Low energy lighting for all fixed outlets	£65	£ 132
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 453

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.