



31 Campbell Avenue, Leek, Staffordshire ST13 5RR

Price: £350,000

- Spacious dormer bungalow on a large plot
- Backing onto parkland, close to town centre
- Four bedrooms / two bathrooms
- Immaculate and mature gardens
- Lounge, kitchen diner, conservatory
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Nestled within a generous and beautifully maintained plot, this delightful dormer bungalow offers a rare opportunity for buyers seeking space, versatility, and convenience. The property enjoys a prime position all while being just a short distance from the amenities of the town centre.

This well-presented home has been lovingly maintained, combining original character features with thoughtful modern upgrades including a recently replaced boiler, ventilation system, and insulated conservatory roof. The spacious and flexible accommodation is perfect for those looking for spacious and adaptable living arrangements.

Offering well-proportioned accommodation, complemented by mature gardens and with potential to extend or reconfigure the layout to suit differing needs. Whether you are looking for a peaceful retreat with easy town access or a property to adapt and personalise, this home could be for you.

The ground floor offers a spacious layout consisting of lounge, large dining kitchen with separate utility, garden room, three bedrooms and a shower room. On the first floor is the master bedroom with en-suite, and ample room in the eaves for storage.

With a block paved driveway offering off road parking, and a well presented garden that backs on to parkland this presents a great opportunity in a sought after location. Viewings taking place now.



Entrance Hall

Laminate flooring. Radiator. uPVC front door to the front aspect.



Living Room 15'3" x 11'2"

A light airy room, with feature gas fire, and large leaded window to the front aspect of the property. Two wall mounted lights, with ceiling pendent lights. Laminate flooring. Radiator.



Kitchen diner 11'6" x 22'3"

A dual aspect room with large window the the front aspect and into the rear conservatory, spacious room with space for a large kitchen table as well as benefiting from a breakfast bar. A range of wall and base wood effect units with, with insert stainless steal sink, rinsen bowl, drainer and mixer tap. Integrated dish washer. 8 ring gas cooker. Laminate flooring. Dado rail. Two radiators.



Utility Room

Walk through utility room with tiled floor and window to the rear aspect. Wall mounter boiler fitted later 2024. Plumbing for washing machine. Pendent light and space for fridge freezer.



Conservatory 13'1" x 9'2"

A light spacious room with glazing to three sizes allowing views into the garden. Door into the garden, benefiting for a newly fitted room in 2024. Laminate flooring.



Bathroom

Walk in shower, glass door and paneled surround. W.C. wash basin. Obscure window to the rear aspect of the property. Heated Towel rail.



Bedroom 2 11'5" x 11'1"

Double bedroom, fitted throughout with wood effect wardrobes, dressing table and bed board. radiator, laminate floor, pendent light.



Bedroom 3 6'7" x 9'4"

Double bedroom to the rear aspect of property. Radiator. Carpeted floor.



Bedroom Four 7'11" x 11'1"

A versatile space with large window to the front aspect of the property, under stairs storage. Pendant light. Radiator. Currently used as a snug, but could be used as a double bedroom or office.



Master bedroom 21'0" x 15'9"

As the only upstairs bedroom it benefits from views over both aspects, a window to the front and large sky light into the rear. With a built in cupboard and draws into the eaves, there's also secret access to storage area with potential for conversion into a dressing room. Radiator. Pendant light. Textured wall and ceiling.



En-suite

Spacious and light room with large sky light to the rear of the property, built in corner storage, wash basin with unit below. Corner shower unit tiled throughout with a laminate floor. Heated towel rail. W.C.



Outside

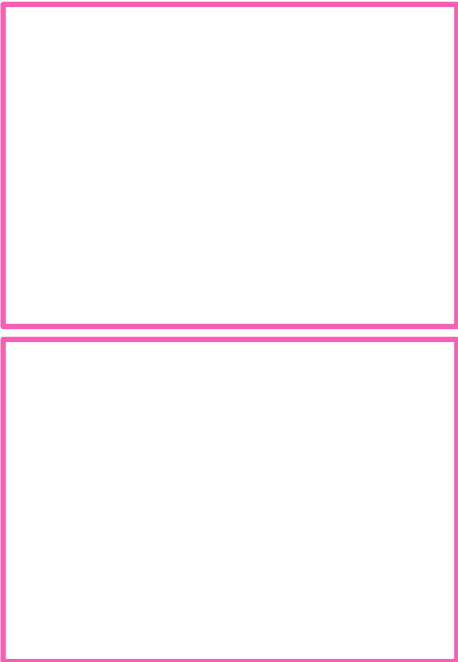
To the front of the property is a large paved driveway with plenty of space for parking. a small well maintained garden and hedge. A teared garden to the rear of the property, patioed outside the house with small garden shed. Steps up to a lawned garden and mature borders. Potting shed with added storage. The Garden slopes towards the end, with steps up the said and mature well maintained plants.



Floor Plan



EPC



Notes

£0 £0