



ANDERSON-DIXON



## Gorseydale

Cheddleton Heath Road, Leek, ST13 7DX

Anderson-Dixon Estate Agents are proud announce the release of Two exclusive, individually designed and built homes. Completed to a high specification throughout.

£625,000



# Gorseydale

Cheddleton Heath Road, Leek, ST13 7DX



- PRIVATE LOCATION
- CIRCA 2320 SQ FT
- STUDY
- AIR SOURCE HEATING SYSTEM
- PADDOCK
- HIGH SPECIFICATION
- FOUR BEDROOMS
- DOUBLE GARAGE
- 10 YEAR GUARANTEE
- TWO BATHROOMS

## DESCRIPTION

FRONT PORCH

RECEPTION / HALLWAY

16'2" x 10'2" (4.95 x 3.10)

LIVING ROOM

10'5" x 12'7" (3.2 x 3.85)

KITCHEN

32'0" x 16'8" (9.77 x 5.1)

STUDY / BEDROOM

14'1" x 12'3" (4.3 x 3.75)

UTILITY

11'9" x 10'9" (3.6 x 3.3)

MASTER BEDROOM

14'1" x 11'5" (4.3 x 3.5)

DRESSING ROOM

ENSUITE

BEDROOM

17'4" x 11'1" (5.3 x 3.4)

BEDROOM

16'0" x 11'5" (4.9 x 3.5)

BEDROOM

12'7" x 11'5" (3.85 x 3.5 )

BATHROOM

DOUBLE GARAGE



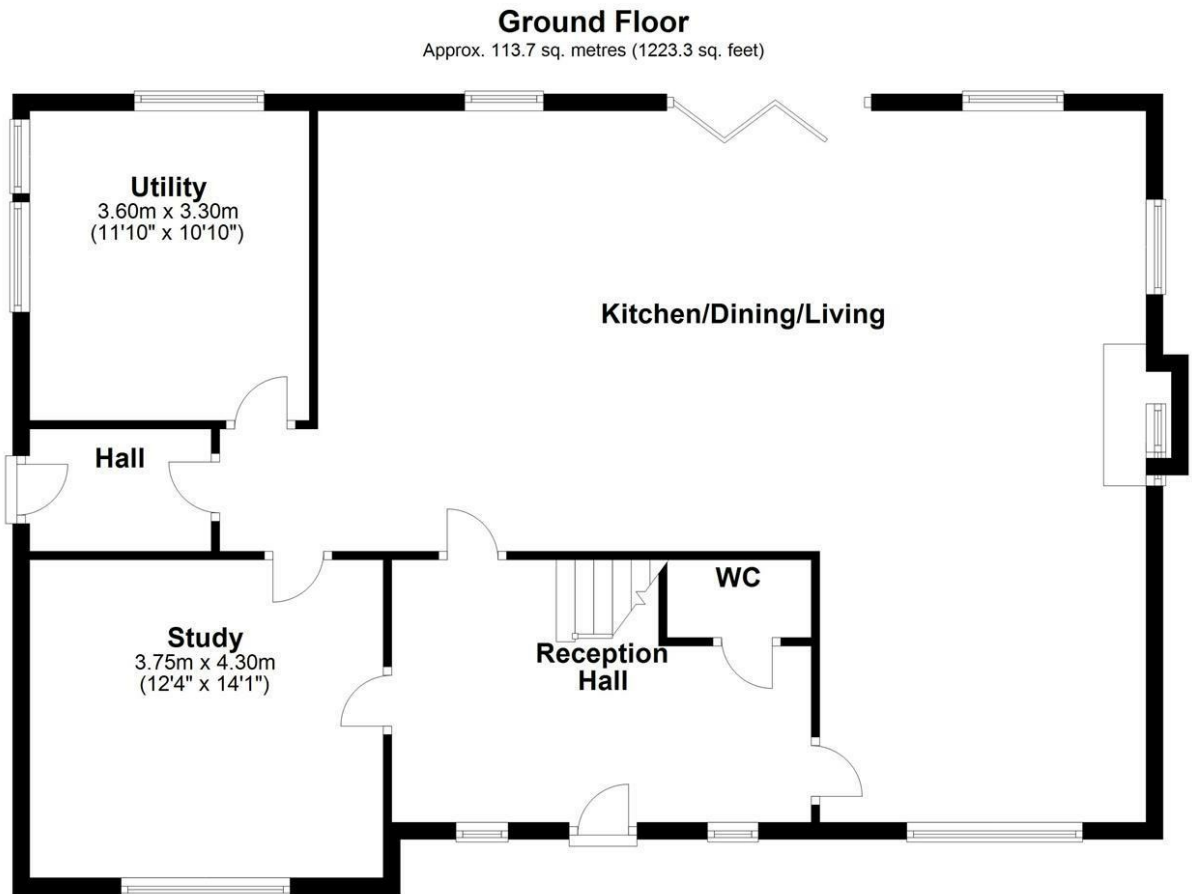
[Directions](#)







# Floor Plan



**Total area: approx. 215.6 sq. metres (2320.8 sq. feet)**

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter  
-Ashbourne  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	