



**Travellers Close, Leekbrook, ST13 7FL**

A development by





AN EXCLUSIVE DEVELOPMENT OF 9  
PREMIUM FAMILY HOMES AT THE  
FOOTHILLS OF LEEKBROOK, IN  
NORTH STAFFORDSHIRE.

# A LOCATION THAT HAS IT ALL

## An unrivalled setting for a relaxed semi-rural lifestyle

Bury & Hilton are delighted to offer to the market this small, select development of only 9 properties presenting an option of three bedroom detached bungalows and four bedroom detached family homes.

The development is being constructed by Smart PD & S Ltd, a very reputable local company that Bury & Hilton has worked closely with for a number of years and sold numerous properties for.

The properties are located in a delightful cul-de-sac in a superb semi-rural position at Leekbrook, a sleepy village sandwiched between very popular Staffordshire Moorlands market town of Leek (5 min drive or a pleasant 15 minute bike ride away) and the nearby village of Cheddleton. (3 min drive, just over a mile away). Traveller's Close is well connected to its nearby towns by bus and road, lying on the A580 for an easy countryside drive to both.

The immediate area offers a range of beautiful countryside and canal walks and the Churnet Valley railway runs near the development.

In fact, popular walking trails pass by, so walking through the scenic surroundings can be done without any car travel at all.

The picturesque former mill town of Leek is located just over two miles from the development where a comprehensive range of shops, bars, cafes and restaurants can be found. Once in the town you are only a stone's throw away from the beautiful Peak District national park, the spa town of Buxton and Alton Towers resort.





There is a wide choice of nursery schools and primary schools in the area, the local high school being situated a convenient bus-ride away in Leek.

The countryside around Traveller's Close offers a plethora of activities and outings for all the family to enjoy. Take your pick from wildlife parks, nature trails, scenic hill walks, lakes, rivers and canals - this is a perfect location for bringing up a family or retiring to a laid-back semi-rural lifestyle.

All the properties offer a high class range of Kitchens and Bathrooms with fitted and integrated appliances and all come with a 10 year builders guarantee.



**BURY  
&  
HILTON**

For further information please get in touch direct with office on **01538383344** or [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

- Select cul-de-sac development
- Three bedroom detached bungalows
- Four bedroom detached houses
- Close to the market town of Leek
- High spec fitments
- 10 year builder's guarantee
- Canal and countryside walks nearby
- Excellent road links
- Apply to Bury & Hilton Leek office for further information

### Plots

## 1,2,3,4 & 5

Five, three bedroom detached bungalows, (Plot 1 includes a separate semi-detached garage). The bungalows briefly comprises: Entrance Porch, Entrance Hall, Kitchen/Diner, Lounge, Master Bedroom with En-Suite and a further two Bedrooms. Underfloor heating throughout.

### Plot

## 6

Detached four bedroom property with integral garage. The property briefly comprises: Entrance Hall, Lounge, Kitchen/Diner, Utility (with garage access), W.C. and underfloor heating to the ground floor. Landing Area, Master Bedroom with En-Suite, a further three Bedrooms and Main Bathroom to the first floor.



### Plot

## 7

Detached four bedroom property with a separate semi-detached garage. The property briefly comprises: Entrance Hall, Lounge, Kitchen/Diner, W.C. and underfloor heating to the ground floor. Landing Area, Master Bedroom with En-Suite, a further three Bedrooms and Main Bathroom to the first floor.

### Plot

## 8

Detached four bedroom property with a separate semi-detached garage. The property briefly comprises: Entrance Hall, Lounge/Diner, Kitchen/Diner, Utility, W.C. and underfloor heating to the ground floor. Landing Area, Master Bedroom with En-Suite, a further three Bedrooms and Main Bathroom to the first floor.

### Plot

## 9

Detached four bedroom property with a separate semi-detached garage. The property briefly comprises: Entrance Hall, Lounge/Diner, Kitchen/Diner, Utility, W.C. and underfloor heating to the ground floor. Landing Area, Master Bedroom with En-Suite, a further three Bedrooms and Main Bathroom to the first floor.

PLOTS

# 1,2,3,4 & 5

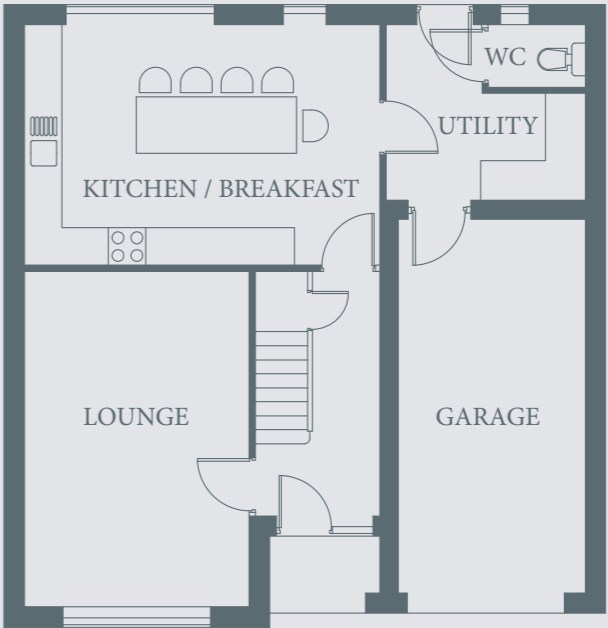


## GROUND FLOOR

- Kitchen  
4.4m x 4.3m
- Living Room  
4.5m x 3.3m
- Hallway  
5.5m x 1.3m
- Master Bedroom  
4.2m x 3.3m
- Ensuite  
2.8m x 1.4m
- Bedroom 2  
3.3m x 3.4m
- Bedroom 3  
3.1m x 2.3m
- Main Bathroom  
2.8m x 1.9m
- Entrance/Porch  
2.3m x 1.7m
- Garage\*  
6.0m x 3.0m

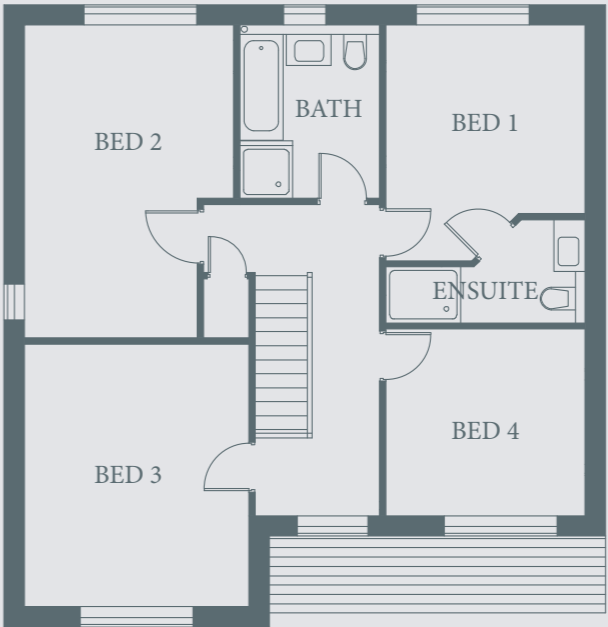
\*Garage with Plot 1 only

PLOT  
6



GROUND FLOOR

- Kitchen  
5.7m x 3.8m
- Utility  
3.1m x 2.8m
- Downstairs WC  
1.7m x 0.8m
- Living Room  
5.4m x 3.6m
- Hallway  
3.9m x 2.0m
- Garage  
6m x 3m



FIRST FLOOR

- Landing  
2.0m x 5.0m
- Master Bedroom  
3.9m x 3.2m
- Ensuite  
1.7m x 3.1m
- Bedroom 2  
5m x 3.3m
- Bedroom 3  
3.6m x 4.2m
- Bedroom 4  
3.1m x 2.9m
- Main Bathroom  
2.3m x 2.7m

PLOTS

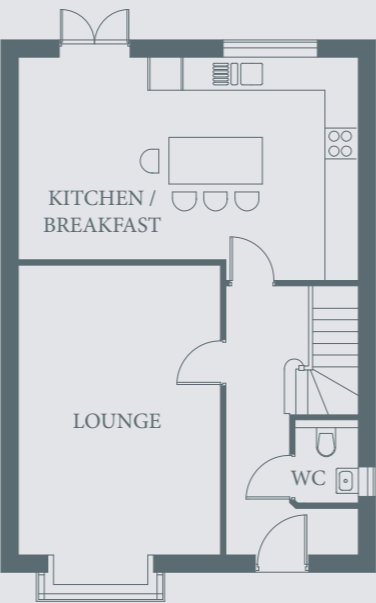
7, 8 & 9



PLOTS

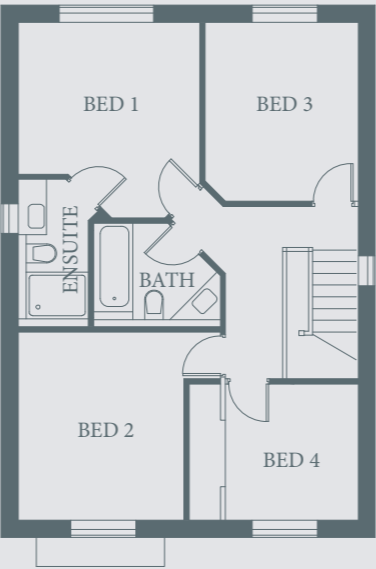
# 7, 8 & 9

## Plot 7



### GROUND FLOOR

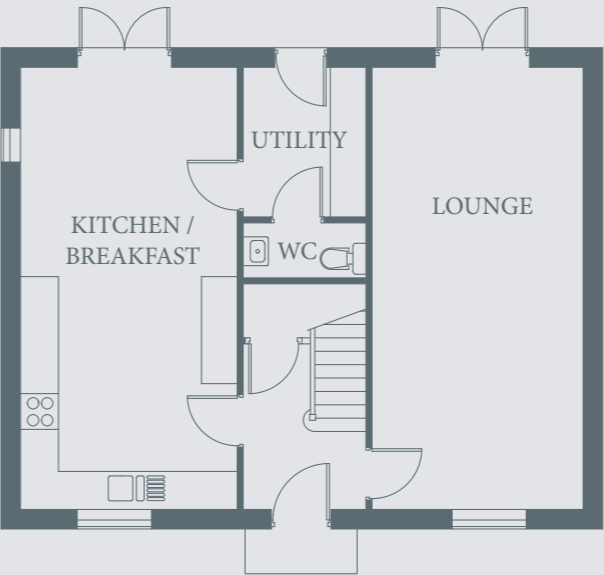
Kitchen 4.3m x 6.5m	Hallway 1.1m x 5.1m
Downstairs WC 1.6m x 1.2m	Garage 6.2m x 3.0m
Living Room 3.8m x 5.2m	



### FIRST FLOOR

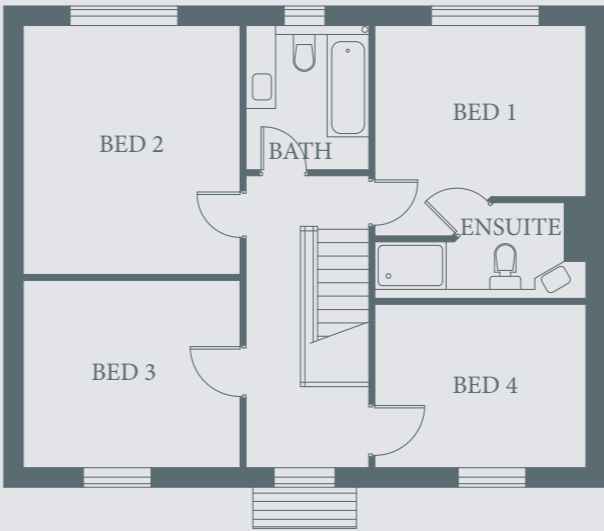
Landing 2.5m x 3.3m	Bedroom 3 2.9m x 3.3m
Master Bedroom 3.5m x 3.9m	Bedroom 4 3.5m x 3.1m
Ensuite 2.8m x 1.3m	Main Bathroom 2.4m x 1.8m
Bedroom 2 3.2m x 2.5m	

## Plot 8



### GROUND FLOOR

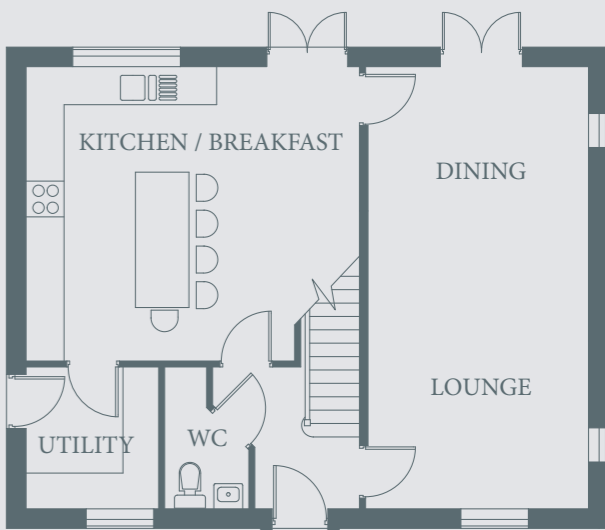
Kitchen 7.4m x 3.6m	Living Room 7.4m x 3.5m
Utility 2.4m x 2.0m	Hallway 3.7m x 2.0m
Downstairs WC 2.0m x 0.9m	Garage 6.2m x 3.0m



### FIRST FLOOR

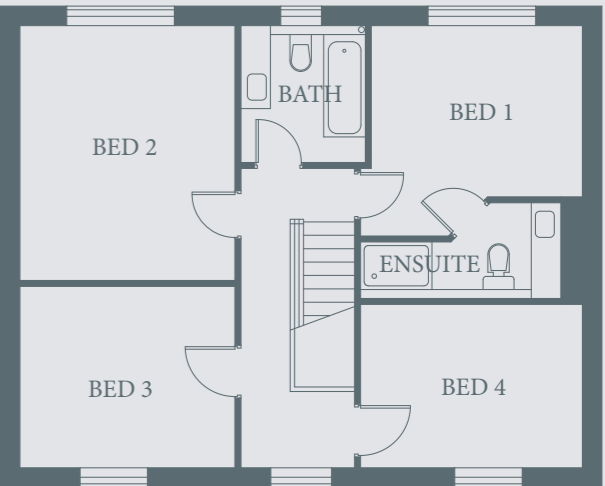
Landing 4.9m x 2.0m	Bedroom 3 3.6m x 2.8m
Master Bedroom 3.4m x 3.5m	Bedroom 4 3.2m x 3.5
Ensuite 3.5 x 1.5m	Main Bathroom 2.0 x 2.3m
Bedroom 2 3.6m x 4.0m	

## Plot 9



### GROUND FLOOR

Kitchen 5.5m x 4.9m	Living Room 7.4m x 3.7m
Utility 2.3m x 2.1m	Hallway 2.4m x 2.3m
Downstairs WC 1.3m x 1.4m	Garage 6.0m x 5.4m



### FIRST FLOOR

Landing 5.0m x 1.9m	Bedroom 3 3.6m x 3.5m
Master Bedroom 3.6m x 4.1m	Bedroom 4 2.1m x 3.7m
Ensuite 3.7m x 1.5m	Main Bathroom 2.0m x 2.2m
Bedroom 2 3.6m x 3.5m	

# TRAVEL & COMMUNICATIONS



## CAR

Traveller's Close is located on the A520 between Leek and Cheddleton, both within a 5 minute drive.

Stoke on Trent 10.7miles (27 mins)

Buxton 14.5 miles (26 mins)

Alton Towers 13 miles (23 mins)

## AIR

Manchester Airport 27.4 miles  
(50 min)

Liverpool John Lennon Airport 54.8  
miles (1hr 19min)

## BUS

Regular buses connect Leekbrook with  
nearby towns and villages

Stoke on Trent (35 mins)



Traveller's Close is a development designed by RLM Associates, built by Smart P D & S Ltd, and brought to you by Bury & Hilton.

All building work is guaranteed by ICW.

For more information or to book a site visit, please call the Bury & Hilton Leek office on 01538 383 344.

Alternately email [info@buryandhilton.co.uk](mailto:info@buryandhilton.co.uk)

