



# Birchendell

BIRCHALL LANE | LEEK



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Uniquely designed and set within the highly desirable Birchall area, Birchendell boasts a beautiful location as well as stunning architecture. Formerly a textile town, Leek is much loved for its cobblestone market square and historical buildings, and there are lots of artisan shops and top-class restaurants to discover. Another great lure to the property is its close proximity to Leek Golf Club, which is just a short stroll away.

As you advance along the private road towards this contemporary family residence, you get an immediate sense of its high calibre as you're greeted with electric double gates that open onto a large forecourt. Sheltered beneath a canopy of mature trees and lined with raised flower beds, this attractive space can accommodate several cars and features a detached double garage with electric roller doors.



## An Impressive Welcome

Enter through the front double doors into the magnificent hallway where your eyes are torn between the bespoke Karndean floor and imposing glass balustrade that twists along the staircase. From first impressions, you can appreciate the superior quality of this home.

To your left, you'll find access to an L-shaped integral garage, WC and storage space. The integral garage might capture the attention

of a purchaser seeking an additional reception room (subject to planning permission).

Follow the Karndean flooring through to the dining room, bathed in light from the large windows that look out onto the secluded forecourt. While there is ample space to comfortably fit a six-seater dining table, another option could be to use this room as a lounge area.



## Modern Family Living



Returning to the entrance hall, several steps lead you up into the kitchen and family room. No stone has been left unturned in this voguish space, with high-end appliances smoothly tucked inside a range of soft grey units. In the centre of the room a neat breakfast bar beckons lingering mornings with the family. But the chef-d'œuvre is the twin tri-fold doors that slide open onto the patio area and rear garden. This is just perfect for welcoming the outdoors in and relaxing on the sofa with an aperitif. Step outside to entertain guests in the secluded garden where you can admire the cascading flower beds through the glass balcony.



The utility room also provides access to the rear garden. Unlike most utility rooms, this one is separate from the kitchen, meaning the fresh aroma of laundry and comforting wafts of the Sunday roast don't blend into one.





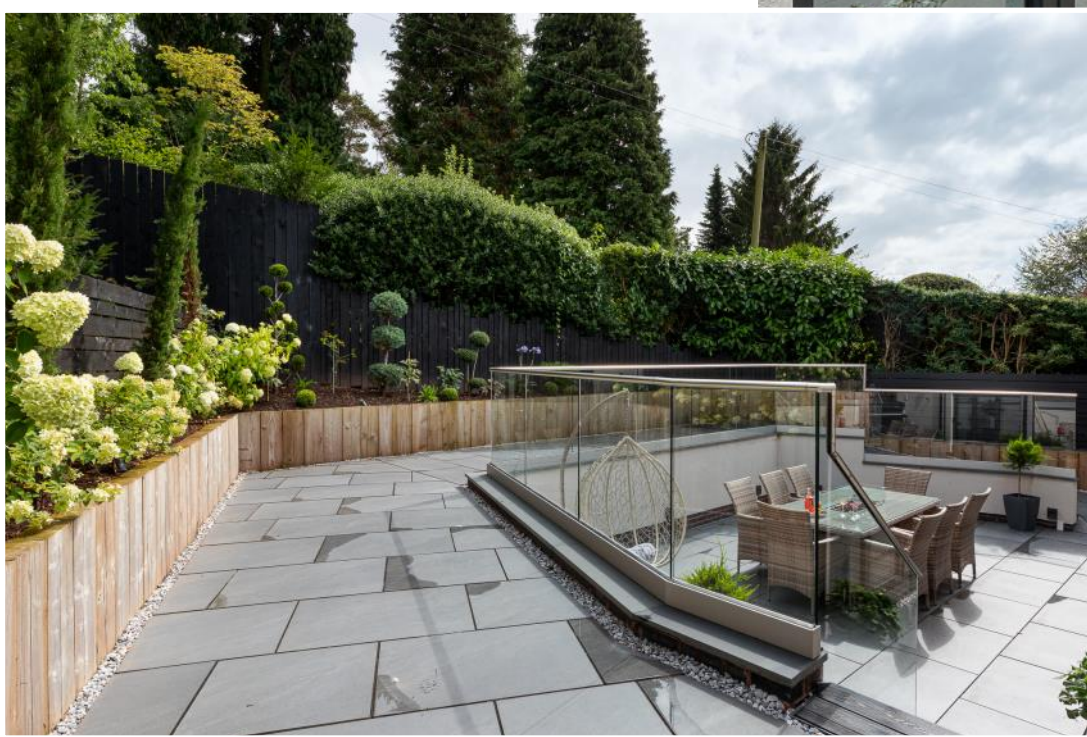
## The Place Where Dreams Are Made

Amble back into the entrance hall and follow the stairs up to the first floor. The most spectacular landing awaits as the showpiece glass balustrade continues to wind up to the second floor. During the day, full-length windows draw the light in, while in the evenings, the house takes on a whole new personality as its enveloped in warm, ambient lighting.

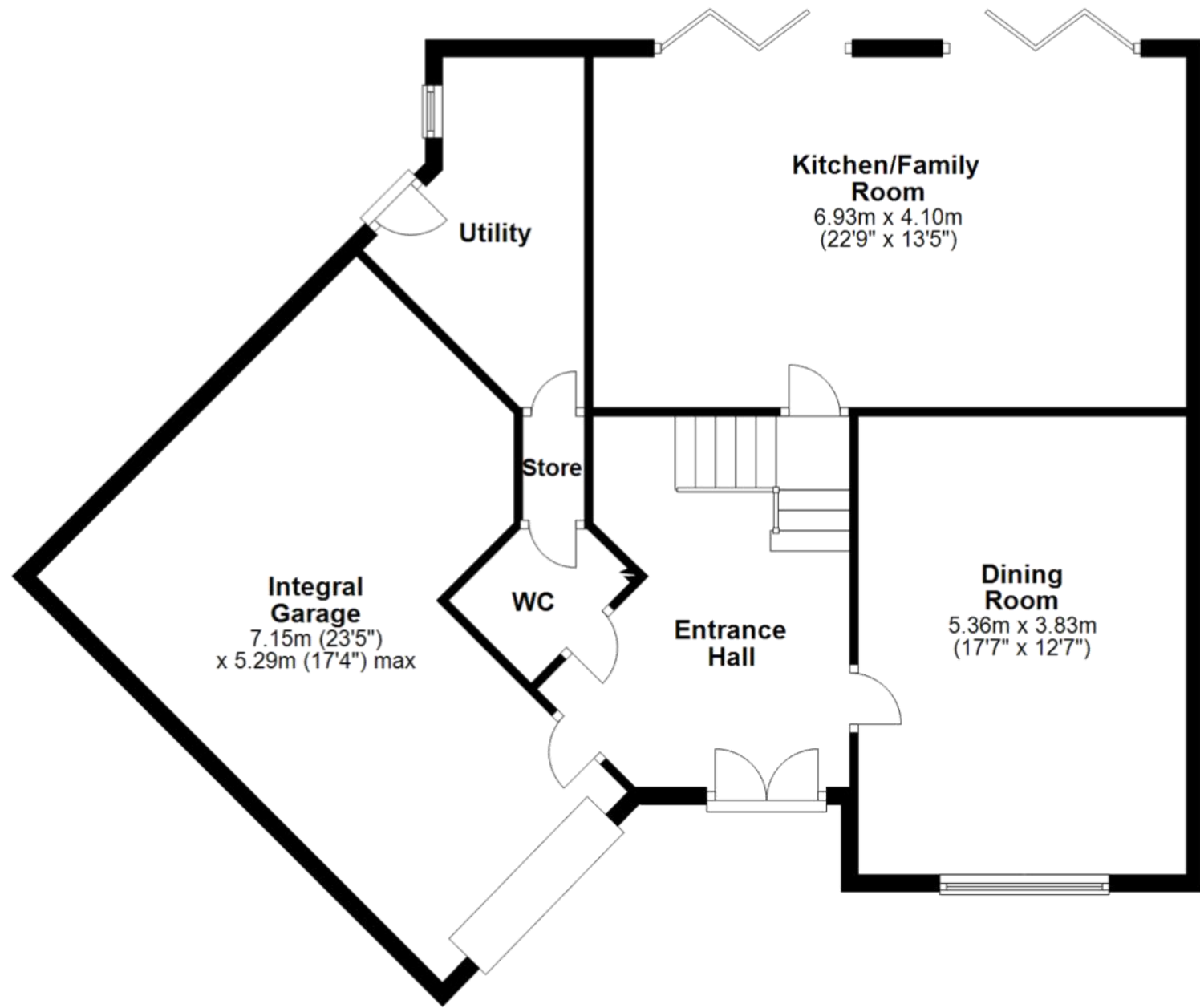
Escape to the family bathroom for a spot of “me time” and sink into the bath before stepping out onto the toasty underfloor heating. From top to toe, this space is luxuriously finished with marble tiles, a large walk-in, rainfall shower and freestanding bath.



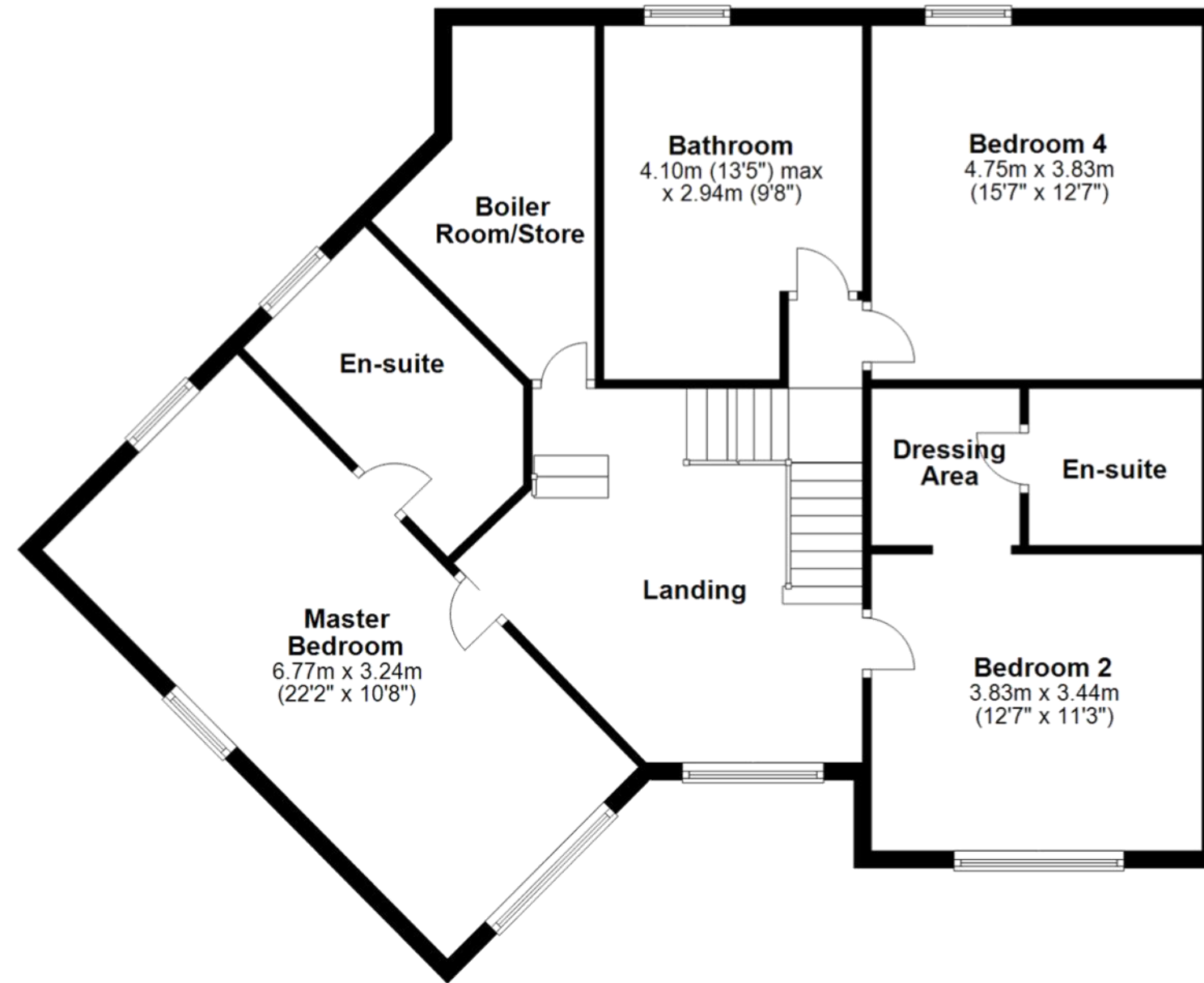
After completely unwinding, retire to the master bedroom for even more indulgence. Looking out onto three elevations, this sumptuous space comprises a dressing area with integrated wardrobes and an ensuite bathroom. Bedroom two also has its own ensuite and dressing area while bedroom four sits adjacent to the family bathroom and enjoys tranquil views over the rear garden. Finally, make your way upstairs to the second floor where you’ll discover bedroom three, which sits in a loft-style space, and is also complete with its own ensuite.



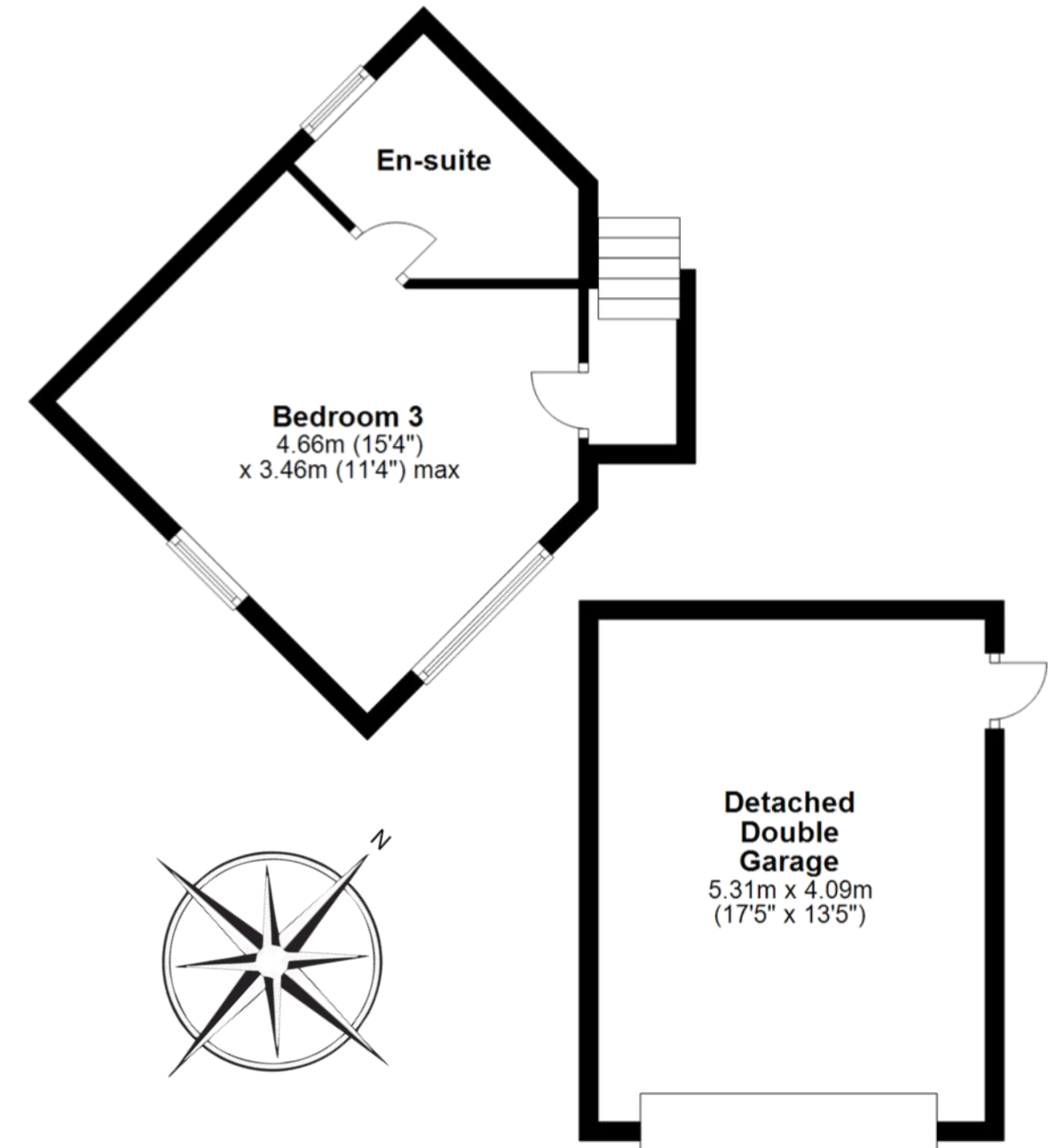
### Ground Floor



### First Floor



### Second Floor



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