



Grove Gardens Jubilee Terrace, Staffordshire, ST13 8DR

Offers in excess of £279,000

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Grove Gardens is a Newly-Built Detached Bungalow, providing light, spacious and energy efficient accommodation. Ideally located within walking distance of an array of local amenities as well as Rudyard Track which offers lovely rural walks through the local countryside, and leads to Rudyard Lake and Narrow Gauge Railway.

Denise White Estate Agents Comments

A newly-built, Detached Bungalow, located in an excellent position in the much sought after West End of the Market Town of Leek. Just a stones throw from Westwood Rec and within walking distance of local shops, supermarkets, hairdressers, barbers, the Post Office and the Town Centre which provides a wide selection of independent shops, cafes, pubs and restaurants.

Grove Gardens has been designed and built to be a highly energy efficient property with a low carbon footprint, benefiting from an Air Source Heat Pump which provides hot water and powers underfloor heating which runs throughout the property. The accommodation comprises of light and spacious rooms finished with modern fixtures and fittings; a spacious Entrance Hall welcomes you to the property and offers a large cloaks cupboard. The Kitchen is positioned to the front of the property and has been fully fitted with a modern range of wall and base unit with integrated appliances. Alongside the Kitchen there is a lovely Bay Fronted Room, which could be used as either a Bedroom or Living Room. Along the Hallway to the side aspect sits a Modern Fully Tiled Shower Room, beyond which you will find a Second Bedroom positioned to the rear which sits alongside a spacious room with French Doors leading to the Rear Garden, which again could be used as either a Bedroom or Living Room.

Externally, there is a Driveway providing off road parking for Two Vehicles to the front aspect which the vendor informs us will be finished with Block Paving. To the rear there is a pleasant, private and enclosed garden which will comprise of a paved patio seating area with steps leading to a raised lawn.

Location

Leek is known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a

wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafes, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Entrance Hall



Composite entrance door to the side aspect. Laminate flooring with under floor heating. Cloaks cupboard off. Loft access. Two ceiling lights. Doors leading into: –

Kitchen

10'4" x 9'2" (3.15 x 2.80)



Fitted with a modern range of wall and base units with it wood effect worksurfaces over incorporating a one and a half bowl 'Franke' stainless steel sink and drainer unit. Integrated four ring ceramic hob with extractor hood over, single electric oven, fridge freezer, dishwasher and washing machine. Laminate flooring with under floor heating. uPVC window to the front aspect. Ceiling spotlights.

Lounge

15'10" x 9'4" (4.85 x 2.86)



Laminate flooring with under floor heating. Wall mounted log burning effect electric fire. uPVC French doors leading to the rear garden. Ceiling light.

Bedroom One

17'1" into bay 9'4" (5.22 into bay 2.87)



Laminate flooring with under floor heating. uPVC bay window to the front aspect. Ceiling light.

Bedroom Two

10'4" x 8'3" (3.15 x 2.54)



Laminate flooring with under full heating. uPVC window to the rear aspect. Ceiling light.

Shower Room

6'9" x 5'9" (2.07 x 1.76)



Fitted with a modern suite comprising of walk in double shower cubicle with drencher head, wall mounted WC and wash hand basin. Tiled flooring with under floor heating. uPVC window to the side aspect. Wall mounted mirrored bathroom cabinet with inset lighting. Ceiling spotlights..

Outside

To the front of the of the property there is a driveway which provides off road parking for two vehicles, which the vendor informs us will be finished with block paving. a pathway leads to the side aspect providing access to the main entrance and also through to the rear garden, which is yet to be completed but will comprise of a paved patio seating area with steps leading to a raised lawn.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band - TBC

No chain involved with the sale

PLEASE NOTE - this property is currently unfinished and as such is yet to be signed off by building control. On completion, all the necessary paperwork, including an EPC, will be provided.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs

and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 15 years and has a wealth of experience in all aspects of estate agency.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

Property To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

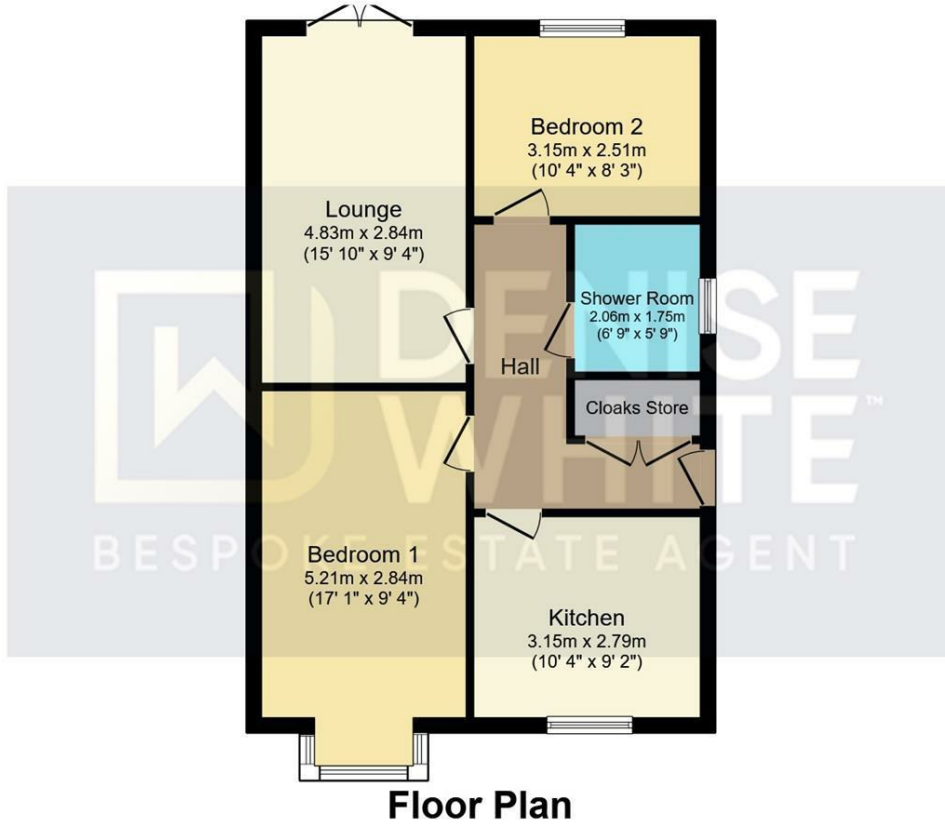
You Need A Solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

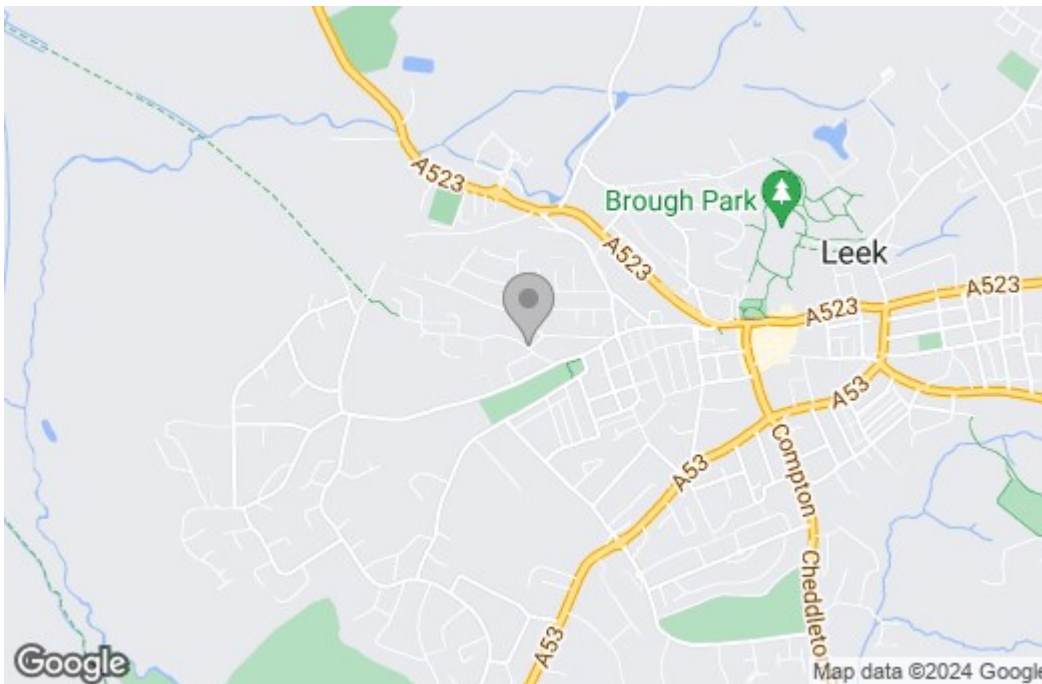
Floor Plan



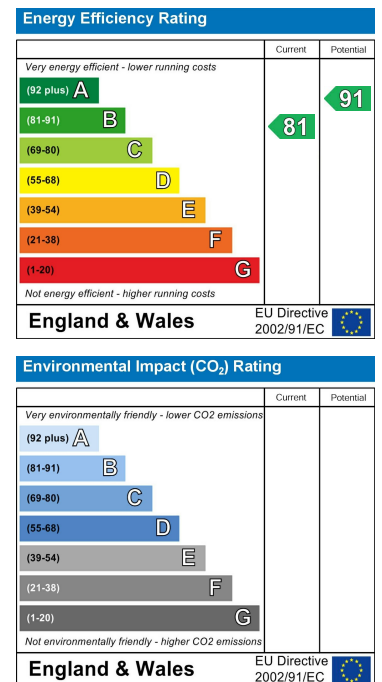
Total floor area 58.6 m² (631 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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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