



21 Ladderedge, Staffordshire, ST13 7AD

Offers in the region of £425,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

Sitting in an Envidable, Elevated position backing on to rolling open fields, we proudly offer to the market this Wonderful, Traditional, Detached Family Home. The light and spacious accommodation is beautifully presented throughout together with a fabulous Rear Garden which enjoys impressive views over the surrounding Staffordshire Moorland Countryside.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Estate Agents Comments

This Beautifully Presented Traditional Detached Residence stands proudly in an elevated position on the outskirts of the Market Town of Leek. Backing on to rolling open fields which offer picturesque rural views to the rear aspect, this property offers the much desired country living whilst being within walking distance of local shops, amenities and the town centre.

You are welcomed in to the bright and airy accommodation by an Entrance Hall, from which stairs lead to First Floor and doors provide access to the Lounge, Sitting Room and Kitchen. The Lounge and Sitting Room are both positioned to the front aspect which large Bay Windows which allow natural light to flood the rooms, the Sitting Room features a gas fired log burning effect stove and double doors lead from the Lounge through to the Conservatory. The Kitchen is positioned to the rear aspect and is fitted with a comprehensive range of units with space for a range style cooker, and also opens through double doors to the Conservatory, which wraps around the rear of the property. Overlooking the gardens and fields beyond, the Conservatory really is a 'room with a view', and features a modern Log Burning Stove allowing you to enjoy the space all year round, whatever the weather!

To the First Floor, the Main Bedroom spans one side of the property and has French Doors leading to a small Balcony which enjoys fantastic views over the countryside to the rear of the property; the perfect place to enjoy your morning coffee! Bedroom Two is positioned to the other side of the property with Bedroom Three nestled between them to the front aspect. To the rear of the First Floor you will find a modern Shower Room with walk in shower, vanity unit and WC, with an additional WC sitting alongside it, ideal for busy family homes!

Come with me to the Garden; sitting on the edge of open fields not only does the garden area enjoy the most wonderful views over the surrounding countryside, but also provides a safe, secure and

tranquil haven for families of all ages to enjoy. A paved patio seating area provides ample space for alfresco dining and drinks in the sunshine of the warmer months, and overlooks a good sized lawn ideal for little ones and pets to play. There is a useful timber garden shed to the side of the house and stepping stones lead over the lawn to an insulated timber summer house, which provides the ideal space for you to enjoy your tranquil surroundings and beautiful rural views all year round. At the bottom of the garden, sitting on the edge of the fields beyond, there is a raised decked seating area; the perfect space for you to soak up the sun and lose yourself in the lovely Staffordshire Moorland Countryside from the comfort of your own back yard! To the front of the property there is a private driveway which provides off road parking for Three Vehicles.

Located a short stroll from Westwood Golf Club as well as the canal feeder which provides access to some wonderful rural walks through Ladderedge Country Park and surrounding countryside. Just around the corner you have a local supermarket and other shops and amenities, and are just a short distance from the popular West End schools and Leek Town Centre.

It goes without saying that this property truly does boast all the key features of an ideal family home, and an early viewing will be essential to avoid disappointment!

Location



Located on the outskirts of the market town of Leek, within easy reach of all the local amenities.

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

The unspoiled town center offers a refreshing alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centers, 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 specialty 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 collectibles 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 cafés, 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



Laminate flooring. Composite door to the front aspect. Stairs off to the first floor accommodation with storage under stair storage. Radiator. Ceiling light. Doors leading into:-

Lounge

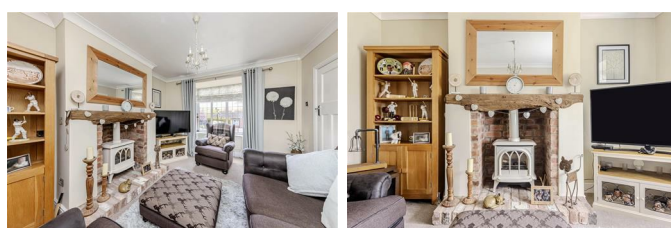
12'5" x 10'9" (3.80 x 3.29)



Fitted carpet. uPVC double glazed bay window to the front aspect. Radiator. Feature fireplace. Two wall lights. Ceiling light. Coving to the ceiling. Double doors leading to the Conservatory.

Sitting Room

15'10" x 11'9" (4.83 x 3.60)



Fitted carpet. uPVC double glazed bay window to the front aspect. Radiator. Gas fired log burning stove. Ceiling light. Coving to the ceiling.

Kitchen

17'1" x 8'7" (5.23 x 2.62)



Fitted with a range of wall and base units with work surfaces over incorporating a breakfast bar and stainless steel sink and drainer unit with mixer tap. Space for a range style cooker with extractor over. Space for fridge freezer. Tiled flooring. French doors leading in to the Conservatory. uPVC double glazed window to the rear aspect. Ceiling spotlights.

Conservatory

22'3" x 14'3" maximum overall (6.80 x 4.36 maximum overall)



uPVC double glazed with French doors leading to both the side and rear aspects leading to the rear garden. Wood effect flooring. Radiator. Double doors leading into the Lounge. Log Burning Stove. Ceiling light.

First Floor Landing

Fitted carpet. Ceiling light. Storage cupboard. uPVC double glazed window to the side aspect.

Bedroom One

12'7" x 12'2" (3.86 x 3.73)



Fitted carpet. uPVC double glazed window to the front aspect. Radiator. Ceiling light. uPVC French doors leading to a small balcony at the rear aspect which overlooks the garden and offers the most wonderful views over Ladderedge Country Park to the rear aspect.

Bedroom Two

12'4" x 10'10" (3.76 x 3.31)



Fitted carpet. uPVC double glazed window to the front aspect. Radiator. Coving to the ceiling. Ceiling light.

Bedroom Three

8'11" x 7'5" (2.72 x 2.27)



Fitted carpet. uPVC double glazed window to the front aspect. Coving to the ceiling. Ceiling light. Loft access.

Bathroom

7'9" x 5'6" (2.37 x 1.69)



Fitted with a walk in shower, vanity storage unit with and countertop sink and Low level WC. Tiled flooring. uPVC double glazed window to the rear aspect. Wall mounted heated towel rail. Inset spotlights and Three pendant lights over the vanity unit.

WC

5'5" x 2'10" (1.66 x 0.88)



Tiled flooring. Low level WC. Wash hand basin with storage under. uPVC double glazed window to the rear aspect. Coving to the ceiling. Ceiling light.

Outside

To the front of the property there is a driveway which provides off road parking for Three Vehicles. Steps lead to the front of the property which sits proudly in an elevated position. Gated access to the side of the property leads to the rear garden.

Rear Garden

To the rear of the property there is a fabulous private and enclosed garden which overlooks Ladderedge Country Park to the rear, offering the most wonderful rural views. The garden comprises of a paved patio seating area, which overlooks a well tended lawn bordered with mature shrubs and bushes. Stepping stones lead to a timber built, insulated summer house with power, which provides the perfect space for you to enjoy the great outdoors all year round. At the bottom of the garden there is a raised decked seating area which allows you to immerse yourself in the stunning rural surroundings.

Agent's Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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 16 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.

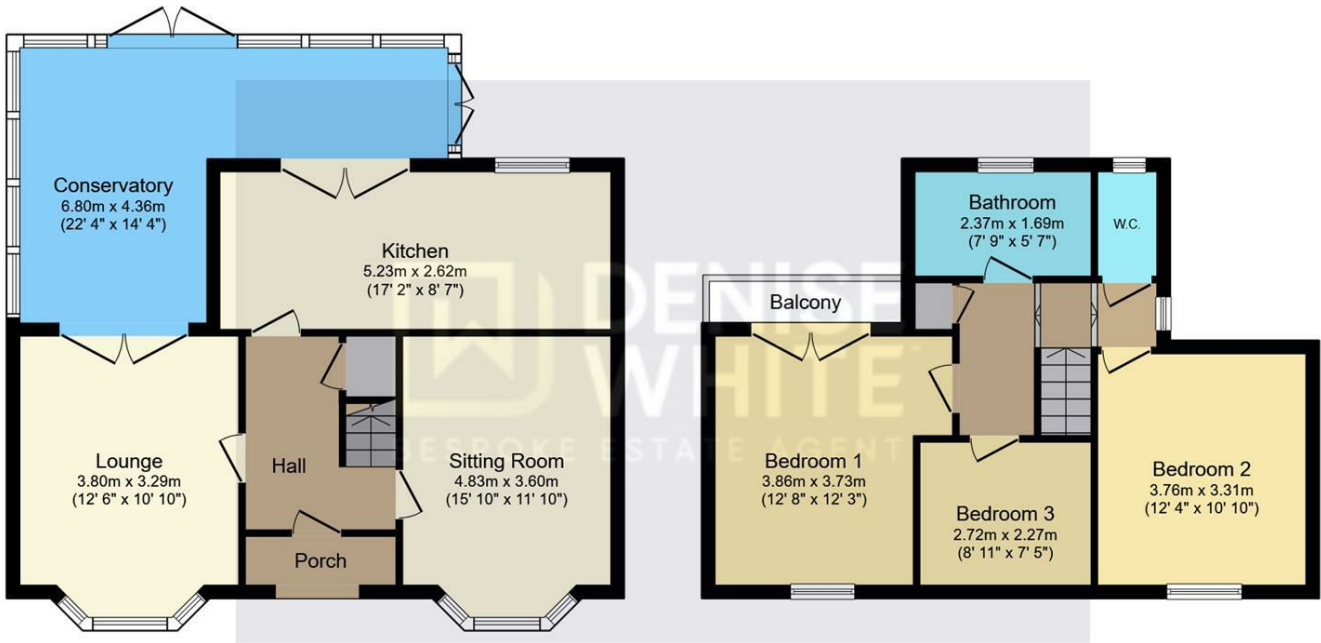
You Need A Solicitor!

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



Ground Floor
 Floor area 76.7 m² (826 sq.ft.)

First Floor
 Floor area 48.9 m² (526 sq.ft.)

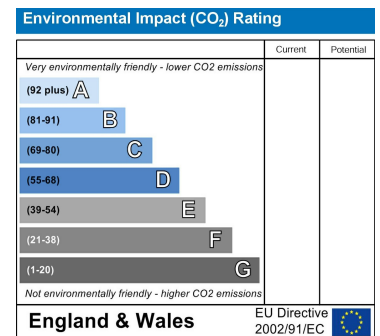
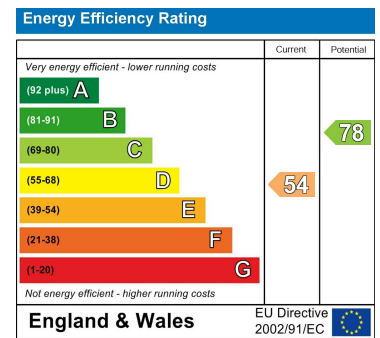
TOTAL: 125.6 m² (1,352 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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