



**45 Fernwood Drive, Leek, Staffordshire, ST13 8JA**

**£230,000**

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"If you know you're going home, the journey is never too hard." – Angela Wood

If you're in search of the perfect family home, your journey ends here! This immaculate three-bedroom property in the heart of Staffordshire Moorlands offers modern living, spacious rooms, a beautiful garden, stunning views, and easy access to Leek's amenities. Make your dream of a comfortable and stylish home a reality

#FamilyHome #StaffordshireMoorlands #DreamHouse

## Denise White Agents Comments

Introducing a stunning detached property available for sale in the highly desirable West End of town. This immaculate home offers views from every window and provides a perfect blend of countryside serenity and easy access to town amenities, as well as the renowned Westwood primary and secondary schools.

Upon entering, you will immediately appreciate the stylish and contemporary design of this property. The spacious open plan living and dining room features large windows at the front, showcasing the picturesque views, and French doors at the rear, allowing direct access to the beautifully landscaped large garden. Whether you're hosting summer family gatherings or simply enjoying a peaceful evening, the garden provides the ideal setting for relaxation and enjoyment. The modern kitchen is filled with natural light and boasts modern appliances and a sleek finish.

The property comprises three bedrooms in total. The first two bedrooms are generously sized doubles, with one offering views towards Birchall from the rear, and the other situated at the front with delightful views towards Ladderedge Country Park. The third bedroom, a comfortable single room, is also located at the front of the property.

The bathroom is fitted with underfloor heating and features a modern suite, ensuring the ultimate comfort and convenience expected from a property of this calibre.

Externally, the rear garden has been landscaped by the current owners. It includes mature borders, a spacious patio area accessible from the dining room, and a section of artificial grass, perfect for children to play and explore. Additionally, there is a single garage conveniently located just a short walk from the property.

This exceptional property offers a fabulous living experience in a highly sought-after location. Don't miss the opportunity to make this stunning home your own.

## 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 to 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 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 Porch

fitted carpet, uPVC door to the front aspect, storage cupboard housing gas meter, wall light.

## Inner Hallway

Fitted carpet, uPVC doors to the front and rear aspects, ceiling light, stairs to first floor accommodation, stairs to ground floor accommodation.

## Lounge

15'10" x 11'9" (4.84 x 3.59)



Wood effect flooring, two wall mounted radiators, bay style uPVC double glazed window to the front aspect, uPVC double glazed window to the front aspect, two ceiling lights, gas fireplace, under stairs storage cupboard.

## Dining Room

10'10" x 8'2" (3.31 x 2.49)



Continued wood effect flooring, wall mounted radiator, French doors onto the rear garden, ceiling light, access into kitchen.

## Kitchen

7'2" x 11'1" (2.20 x 3.40)



tilled flooring, fitted with a range of wooden wall and base units with worksurfaces over incorporating split CDA oven, electric hob with extractor fan above, stainless steel sink and drainer unit with mixer tap above. Radiator, tiled splashback, uPVC double glazed window to the rear aspect, inset spotlights.

## First Floor Landing



Fitted carpet, radiator, storage cupboard with radiator and BAXI combination boiler. Loft access, ceiling light.

### Bedroom One

10'9" x 9'11" (3.28 x 3.04)



Laminate flooring, wall mounted radiator, uPVC double glazed window to the rear aspect, ceiling light.

### Bedroom Three

6'5" x 8'8" (1.98 x 2.65)



Laminate flooring, wall mounted radiator, uPVC double glazed window to the front aspect, ceiling light.

### Bedroom Two

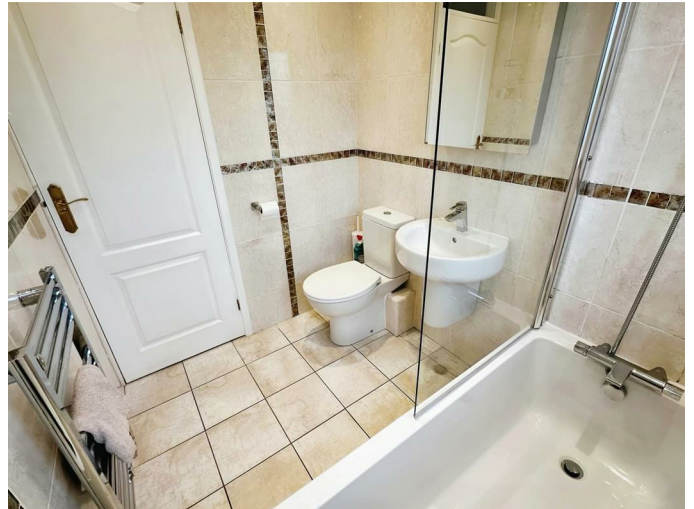
11'10" x 8'11" (3.61 x 2.73)



Laminate flooring, wall mounted radiator, uPVC double glazed window to the front aspect, ceiling light.

### Bathroom

6'7" x 5'5" (2.01 x 1.66)



Tiled flooring with underfloor heating, tiled walls, low-level WC, wash handbasin, wall mounted ladder style towel rail, bath with shower above, obscured uPVC double glazed window to the rear aspect, inset spotlights.

## Outside



To the front of the property is small front garden consisting of artificial grass and mature borders. A paved pathway leads to the front door. To the rear of the property is a beautifully maintained garden consisting of a large stone patio area initially, with mature borders and artificial grass laid beyond.

## Garage

15'10" x 8'7" (4.85 x 2.64)

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

## 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 all the team can help and advise with any information on the local property market and the local area. 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 Or Rent?

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.

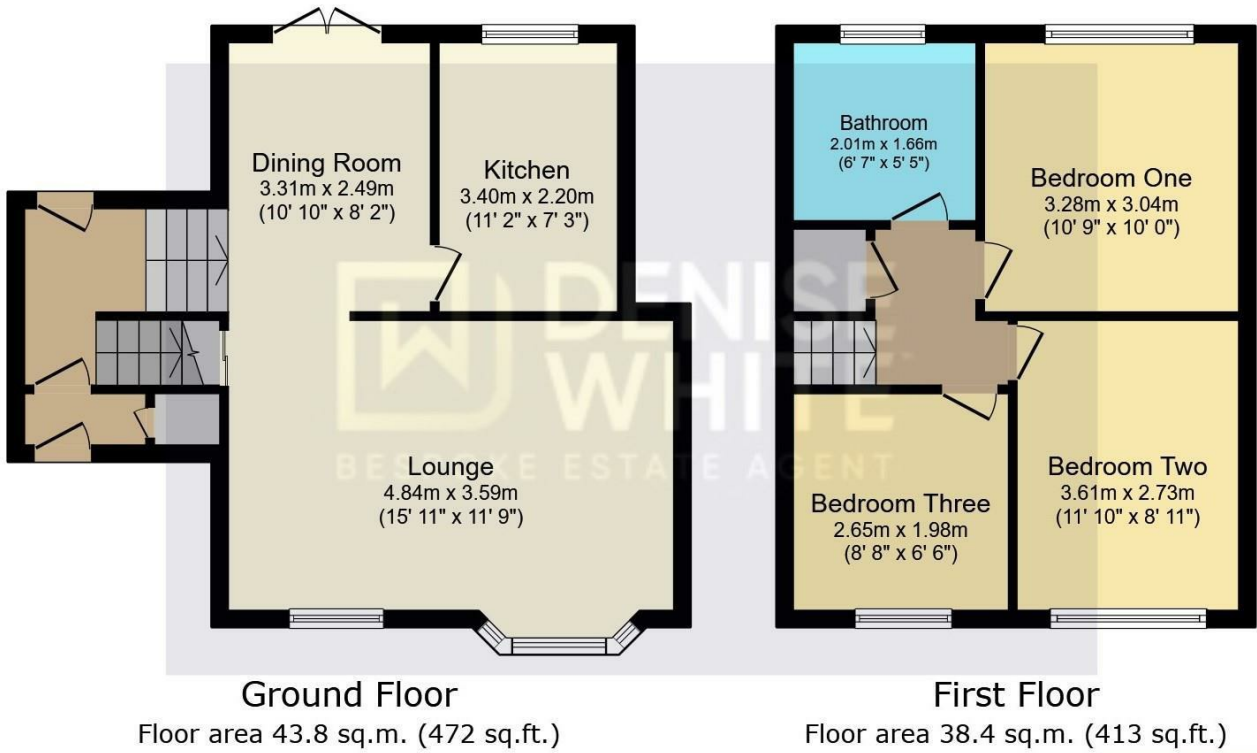
## You Need A Solicitor!

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

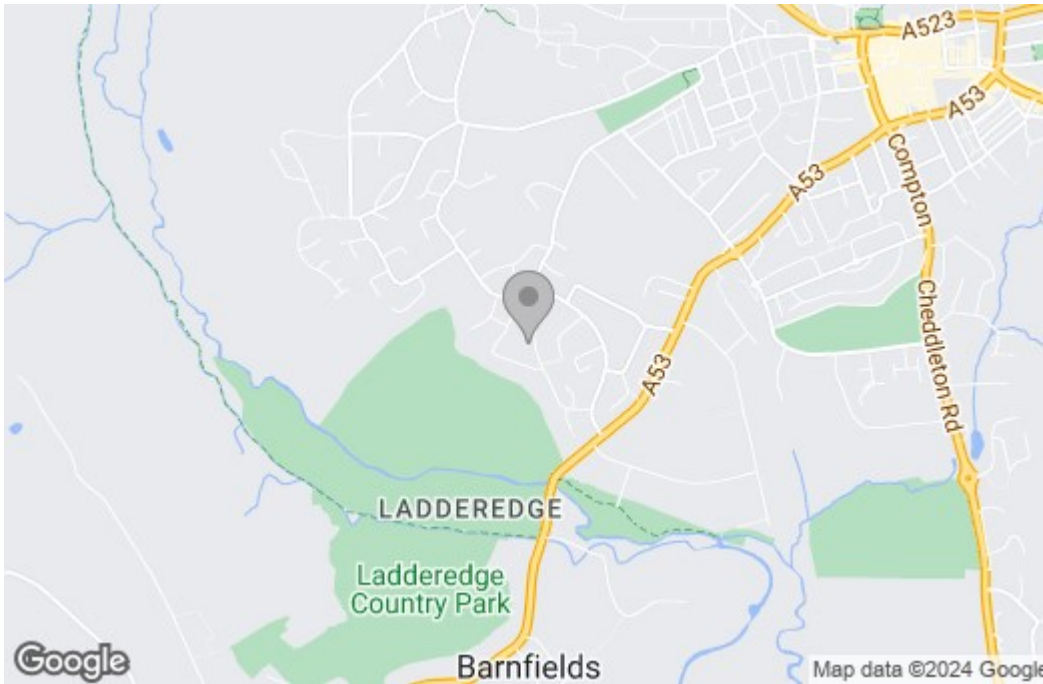


TOTAL: 82.2 sq.m. (885 sq.ft.)

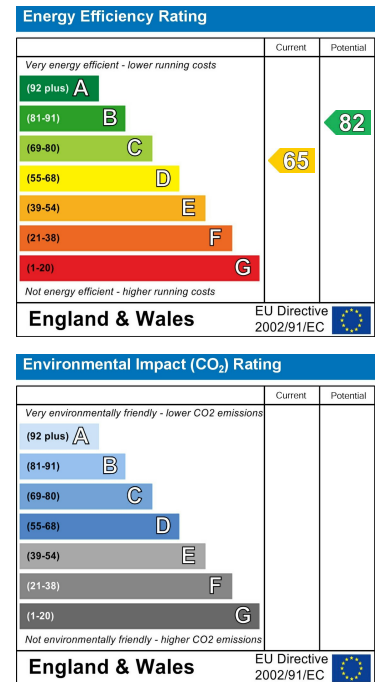
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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