



**18 Windsor Drive, Leek, Staffordshire, ST13 6NL**

**Offers in the region of £285,000**

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"The family is one of nature's masterpieces." and this property is perfect for many families requirements. A beautifully presented four bedroom family home situated on a most popular residential street and in very close proximity to the town centre and some stunning countryside.



### 'Seller's Comments'

'This house ticked all our boxes, it has great character and in a super location'

### Denise White Estate Agent's Comments

A most spacious, traditional, FOUR bedroom semi-detached property that is presented to a high standard throughout. There excellent size gardens with ample parking and a garage. Situated on a popular residential street on the outskirts of the market town of Leek, close to some stunning countryside yet still within walking distance to the town.

The well presented accommodation briefly comprises: entrance hall with stairs off to the first floor accommodation and access into the lounge, dining room and kitchen.

The lounge is a good size with a feature bay window to the front aspect and a living flame gas fire with fire surround, all complimented with exposed parquet flooring. The dining room is to the rear, with a large window looking out onto the rear garden, with continuation of the parquet flooring. The kitchen is fitted with a wide range of wall and base units with work surfaces over, hob with extractor over, built in oven, stainless steel sink with drainer and spaces for appliances, with a door leading out to the garden. There is also a useful lean to with is currently used as a utility area leading through into the garage.

On the first floor the landing leads to the three bedrooms and a modern family bathroom which has a bath and separate shower cubicle. The second floor leads to the converted attic space which could be used as an additional bedroom.

Outside the driveway provides ample off road parking and leads to the garage. There is an excellent size garden to the rear that has been landscaped by the present owners to provide garden space for the children and seating areas with a summer house. The garden has some superb views reaching over towards the Roaches with a pedestrian gate leading out to nearby countryside off the Buxton Road.

### Entrance Hallway

Wood effect laminate flooring, radiator, ceiling light, uPVC door leading to front aspect, stairs leading to the first floor accommodation, under stairs storage, access to ground floor accommodation

### Lounge

11'1" x 13'1" (3.4 x 4.0)



Parquet flooring, newly fitted log burner, coving to ceiling, uPVC bay window to front aspect, radiator, ceiling light

### Dining Room

9'10" x 14'5" (3.0 x 4.4)



Parquet flooring, radiator, coving to ceiling, ceiling light, wall lights, uPVC window to rear aspect, living flame gas fire with wooden surround.

## Kitchen

16'4" x 8'10" (5.0 x 2.7)



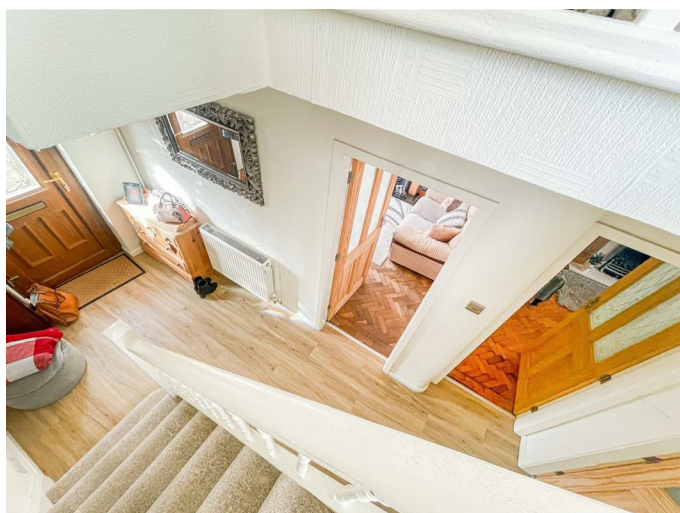
Floor covering, two uPVC windows to rear aspect, doorway leading to rear garden, a range of wall and base units with worksurfaces over, gas hob with extractor over, integrated oven, stainless steel splash back, stainless steel sink unit with drainer, radiator, tiled splashbacks, ceiling light, stable designed door leading out to the garden.

## Utility/ Lean To

18'4" x 4'11" (5.6 x 1.5)

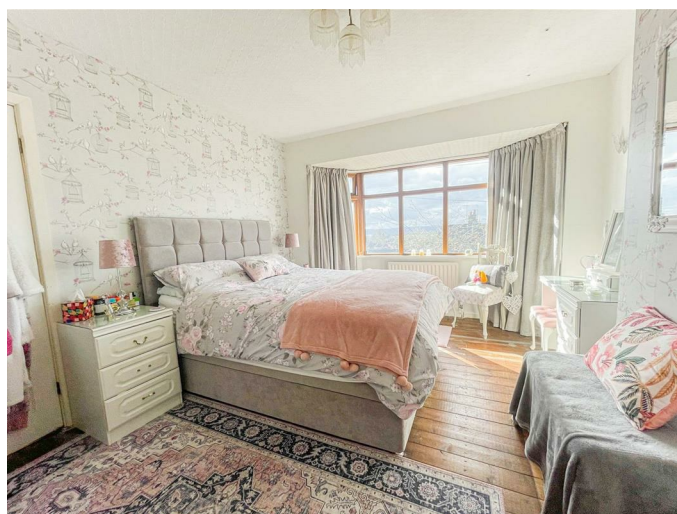
Tiled flooring, space for utilities, ceiling light, storage shelves

## First Floor Accommodation



## Main Bedroom

14'5" x 10'9" (4.4 x 3.3)



Exposed wooden floorboards, radiator, uPVC bay window to front aspect, ceiling light

## Bedroom Two

10'9" x 11'1" (3.3 x 3.4)



Fitted carpet, uPVC window to rear aspect, radiator, ceiling light



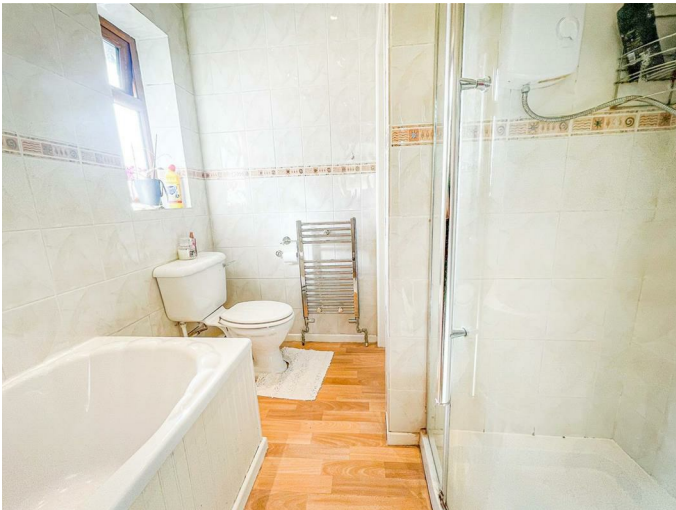
### Bedroom Three

7'2" x 7'10" (2.2 x 2.4)



Fitted carpet, fitted storage over stairs, uPVC window to front aspect, radiator, ceiling light

### Family Bathroom



Floor covering, white four piece bathroom suite comprising; panelled bath, W.C. wash hand basin, separate shower cubicle, uPVC window to side aspect, partially tiled walls, radiator, ceiling light.

### Second Floor Accomodation

### Bedroom Four

18'0" x 12'5" (5.5 x 3.8)



Accessed via stairs from first floor, fitted carpet, three skylight windows, inset spotlights, currently occupied as an office.

### Garage

18'4" x 7'10" (5.6 x 2.4)

Concrete flooring, ceiling light, wooden doors to the front aspect, accessed via kitchen or the main doors at the front.

### Outdoors



To the front there is a driveway that provides ample off road parking.

To the rear, There is an excellent size garden that has been landscaped by the present owners to provide garden space for the children and seating areas with a summer house. The garden has some

superb views reaching over towards the Roaches with a pedestrian gate leading out to nearby countryside off the Buxton Road.

### **Location**

Located just on the outskirts of Leek, still within walking distance to the town and within easy travelling distance to the Roaches and Tittesworth Reservoir.

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

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 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.

### **Agents Notes**

All mains connected

Freehold

Council Tax Band - C - Staffordshire Moorlands

### **About Your Agent**



Denise is the Director of Denise White Estate agents and has worked in the local area since 1999. All the team at Denise White Bespoke Estate Agents can help and advise with any information on the property and provide updates on the local property market and any information you need on the local area.

Denise White Bespoke 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 advise.

**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.

**Mortgage Requirement??**

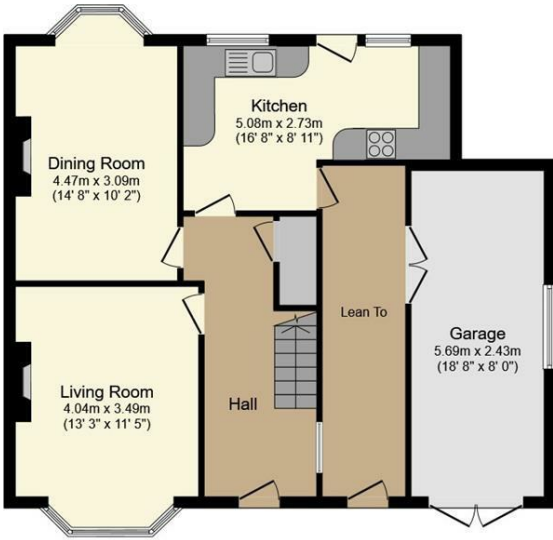
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

**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.



## Floor Plan



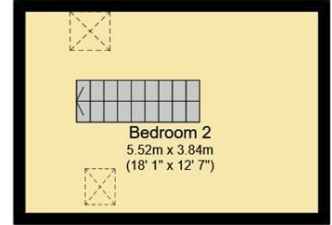
### Ground Floor

Floor area 83.9 sq.m. (904 sq.ft.) approx



### First Floor

Floor area 50.1 sq.m. (540 sq.ft.) approx



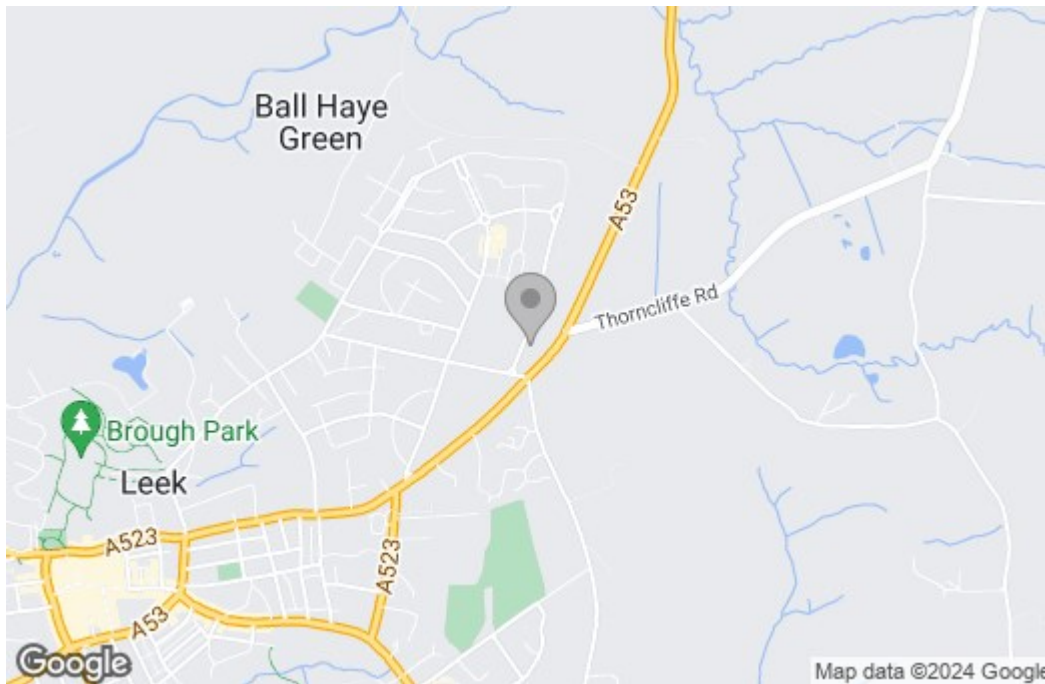
### Second Floor

Floor area 21.4 sq.m. (231 sq.ft.) approx

Total floor area 155.5 sq.m. (1,674 sq.ft.) approx

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk