



7 Ladydale Close, Leek, Staffordshire, ST13 5SE

Offers in the region of £350,000

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"A house becomes a home when it is a haven for love, memories, and happiness"

Create your own haven for memories in this perfect family home with four bedrooms, a garage, and gardens to the front and rear. Situated in a quiet and popular cul-de-sac location, it offers versatile accommodation and beautiful views to the front aspect.

#CreateYourOwnHaven #FamilyHome #ViewsToTheFront

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

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Denise White Agents Comments



A well presented and most spacious four-bedroom detached property, situated in an elevated cul-de-sac location on the outskirts of Leek, a popular market town in the Staffordshire Moorlands. The property has been a much loved home by the present owner and offers a perfect balance for family living, with stunning views towards Birchall yet within walking distance of numerous local amenities making it a most convenient location.

The ground floor features a generously sized lounge with a large front-facing window that takes full advantage of the picturesque views. French doors lead to the rear garden patio area, seamlessly connecting indoor and outdoor living spaces. The well-appointed kitchen provides ample room for cooking and boasts an open-plan layout that flows into the dining area. A convenient porch area offers additional access to the rear garden and also provides entry into the garage. Completing the ground floor is a practical shower room, catering to the needs of a growing family.

Moving to the first floor, you will find four bedrooms and a family bathroom. The two larger bedrooms are positioned at the front of the property, capitalising on the elevated position and offering views across the surrounding area. The third and fourth bedrooms enjoy a pleasant and private outlook of the rear garden.

In summary, this well maintained, four-bedroom,

property offers abundant space to create a great family home that can be tailored to your lifestyle. With versatile accommodation and ample outdoor space, this property is perfect for family living.

Location

The market town of 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.

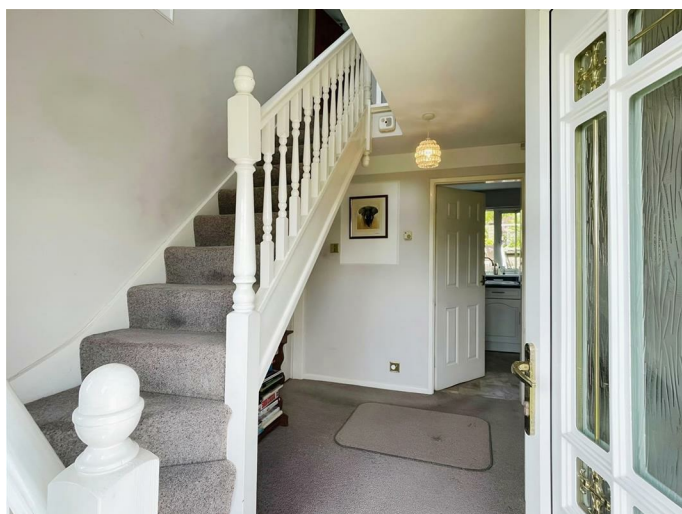
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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.

Entrance Hall

10'11" x 6'10" (3.33 x 2.10)



Fitted carpet. uPVC door to the front aspect. Wall mounted radiator. Stairs after the first floor accommodation. Ceiling light.

Lounge

18'1" x 12'8" (5.52 x 3.87)



Fitted carpet. uPVC double glazed bay style window to the front aspect. Four wall lights. Gas fireplace. Coving. Ceiling light. uPVC double glazed French doors on to rear aspect.

Kitchen

15'3" x 7'3" (4.66 x 2.21)



Laminate flooring. A range of wall and base units with worksurface over, Integrated Hotpoint split oven, electric hob, sink and drainer unit with mixer tap above. Cupboard housing BAXI boiler. Wall mounted radiator. Two uPVC double glazed windows to the rear aspect. Inset spotlights.

Dining Room

10'4" x 7'11" (3.17 x 2.43)



Wood effect flooring. Breakfast bar area into kitchen. Wall mounted radiator. uPVC double glazed window to the front aspect. Coving. Ceiling light.

Side Porch

11'6" x 5'8" (3.52 x 1.75)

Laminate flooring. uPVC door to the front aspect.

Obscured uPVC double glazed window to the front aspect. Space for American style fridge freezer. uPVC door to the side aspect. Ceiling light. Door into garage.

Shower Room

5'6" x 5'0" (1.68 x 1.53)



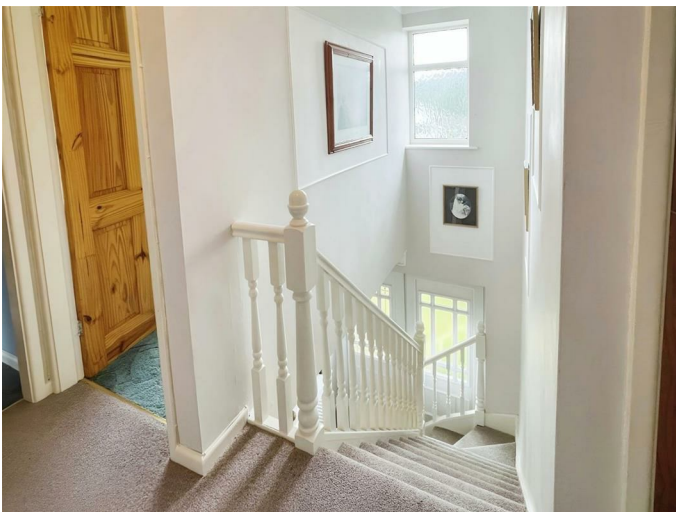
Continued laminate flooring. Partially tiled walls. Shower cubicle with electric Triton shower. Pedestal wash handbasin. Low-level WC. Obscured uPVC double glazed window effect. Ceiling light.

Garage

17'3" x 8'2" (5.27 x 2.50)

Up and over garage door to the front aspect. Two ceiling lights.

First Floor Landing



Fitted carpet. Ceiling light. Loft access. Large

storage cupboard. Obscured uPVC double glazed window to the front aspect.

Bedroom One

12'8" x 8'10" (3.88 x 2.70)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Coving. Ceiling light.

Bedroom Two

11'4" x 8'10" (3.47 x 2.71)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Coving. Ceiling light.

Bedroom Three

9'8" x 8'10" (2.97 x 2.71)



Fitted carpet. uPVC double glazed window to the rear aspect. Built in wardrobe. Ceiling light.

Bedroom Four

8'2" x 8'11" (2.49 x 2.72)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

7'3" x 5'5" (2.22 x 1.66)



Laminated flooring. Partially tiled walls. Obscure uPVC double glazed window to the rear aspect. Wall mounted style towel rail. Low-level WC. Wash and basin with storage under. With glass shower screen and electric shower above. Ceiling light.

Outside



To the front is a paved driveway providing off-road parking and leads to a single garage. A well-maintained lawn is bordered by a mature hedgerow as well as well stocked borders. The rear garden can be accessed via French doors from the lounge and a door to the rear porch also. The garden consists of three tiers made up of paving and well-established borders. At the top of the garden is a patio area and a greenhouse.

Agents 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 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?

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 Require 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.

WE WON !!!

**DID YOU
HEAR...?
WE WON!**



The badge features a Union Jack flag at the top, followed by a house icon, the text 'BRITISH PROPERTY AWARDS', the year '2024', five stars, and a yellow bar with 'GOLD WINNER'. Below this, it says 'ESTATE AGENT IN LEEK'.

BRITISH
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Floor Plan

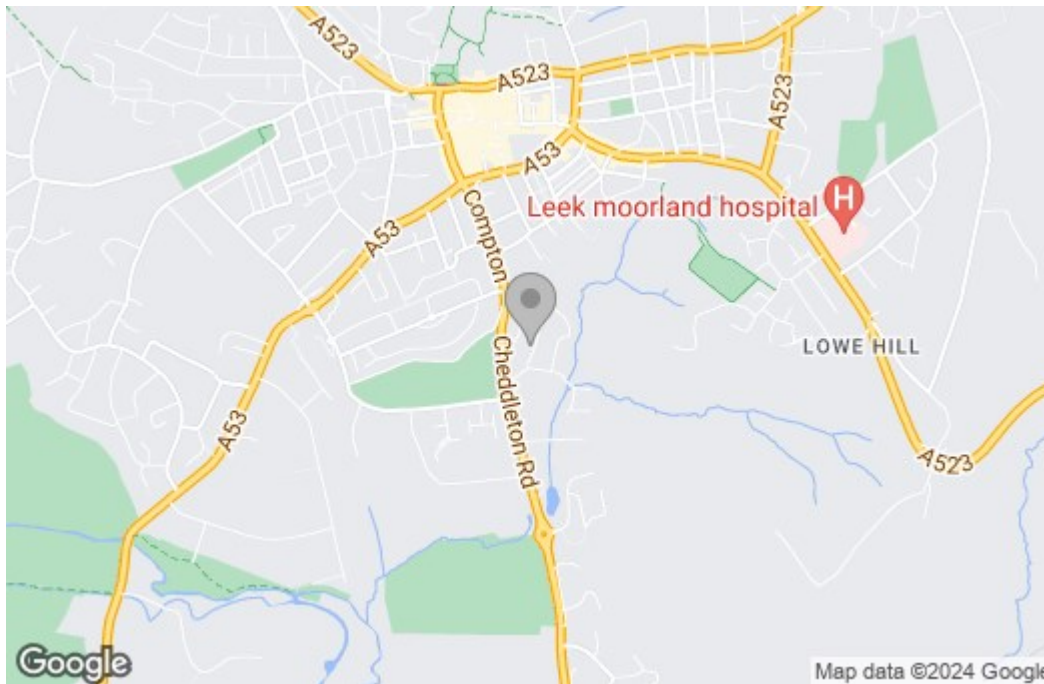


TOTAL: 118.5 m² (1,275 sq.ft.)

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

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