



20 Mulberry Way, Leek, Staffordshire, ST13 5TL

Asking price **£385,000**

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

"Home is not just a place, it's a feeling where every corner tells a story and every room is filled with love."

A three-bedroom detached property located in the sought-after Pickwood Estate is now on the market, offering the perfect opportunity for a new family to find their perfect home. With a rear extension, a spacious driveway for ample parking, and generous accommodation throughout, this house provides the ideal space for expansion and the creation of a warm and loving environment. Don't miss out on the chance to make this sought-after area your new home

#DreamHome #SoughtAfterArea #Family

Denise White Estate Agent Comments



Don't miss the opportunity to be the first to view this stunning three-bedroom detached property situated on a cul-de-sac in the highly sought-after Pickwood Estate on the outskirts of the market town of Leek in Staffordshire. This property offers a wonderful family home with well-proportioned living spaces. There is also plenty of potential for a new family to expand and create their dream space. The current owners have already explored the potential for a two-storey extension to the front of the house, which would add a fourth bedroom and a larger dining room upon completion. However, even without the extension the property offers a great family home.

The property features a spacious private driveway at the front, providing ample off-road parking. At the rear, you'll find a beautiful garden surrounded by tall trees, offering privacy. The garden includes a patio area and a pond, which can be accessed through the unique 'New Wave' doors. Additionally, there is a well-maintained lawn with planted borders.

Upon entering the property, you'll be greeted by a entrance hallway with a large built-in storage cupboard. The dining room is located at the front of the house, while the lounge is at the rear with French doors opening onto the rear garden direct on to the patio area. The modern kitchen is situated at the rear and leads to the brick-built extension with the versatile 'New Wave' doors and under floor

heating. These doors not only allow you to fully open up the back of the house like bi-fold doors but also offer the flexibility to position the four individual doors in multiple ways. The garage has been converted to make a separate utility room. The external garage door is still functional and provides extra storage space separate from the utility room. There is also a ground floor W.C.

Moving to the first floor, you'll find three double bedrooms. The main bedroom benefits from an en-suite shower room, while the other two bedrooms are served by a family bathroom.

Don't miss out on the opportunity to make this exceptional property your new home. Schedule a viewing today and start envisioning the possibilities !

Location

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 Hall

10'2" x 6'1" (max) (3.11 x 1.87 (max))



uPVC front door, wooden effect Karndeen flooring, radiator, ceiling light, built-in storage cupboard, access to utility room, dining room, lounge, kitchen.

Utility Room

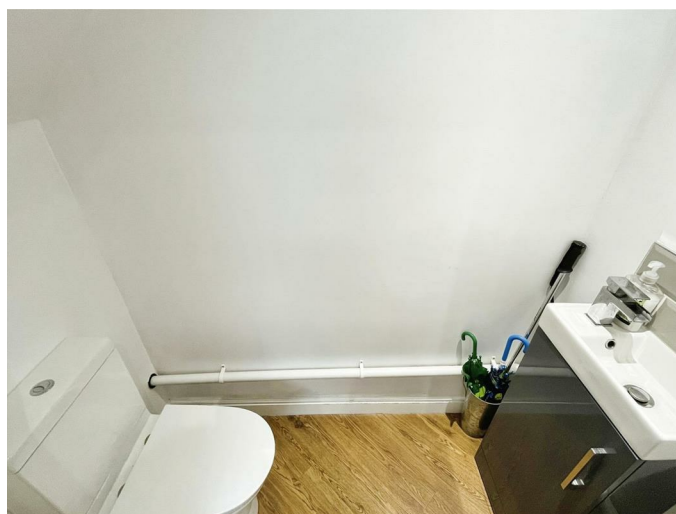
8'11" x 6'6" 131'2" (2.72 x 2.40)



Skylight to the front, wooden effect Karndeen flooring, spotlights to the ceiling, radiator, floor to ceiling storage cupboard plus matching wall units. Worktop with space under for a washing machine and tumble dryer. Door giving access to downstairs WC.

WC

3'8" x 5'4" (1.12 x 1.63)



Featuring a vanity handbasin and low-level WC. With wooden Karndeen flooring, spotlights to the ceiling, and extractor fan.

Dining Room

9'3" x 9'9" (2.84 x 2.98)



uPVC window to front aspect, carpet, ceiling light, radiator.

Lounge

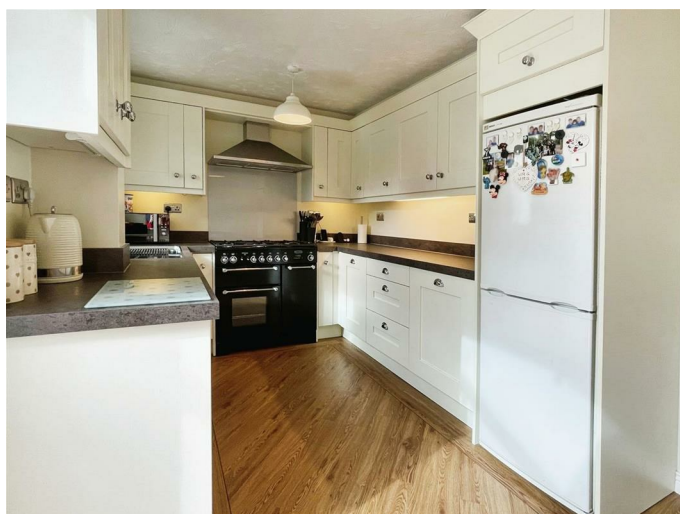
16'7" x 9'7" (5.08 x 2.93)



uPVC French doors leading out to the rear garden direct onto the patio area, fitted carpet, two ceiling lights, radiator.

Kitchen

7'3" x 14'2" (2.23 x 4.34)



uPVC window and French doors to the rear aspect, wooden effect Karndeene flooring, two light fittings and a radiator. With a range of matching wall and base units with work surfaces over, space for a range master cooker, dishwasher and a tall fridge freezer.

Extension

9'8" x 12'4" (2.95 x 3.78)



uPVC double aspect windows plus 'New Wave' doors to the rear garden, tiled flooring with under floor heating, double glazed glass roof, radiator.

First Floor Landing

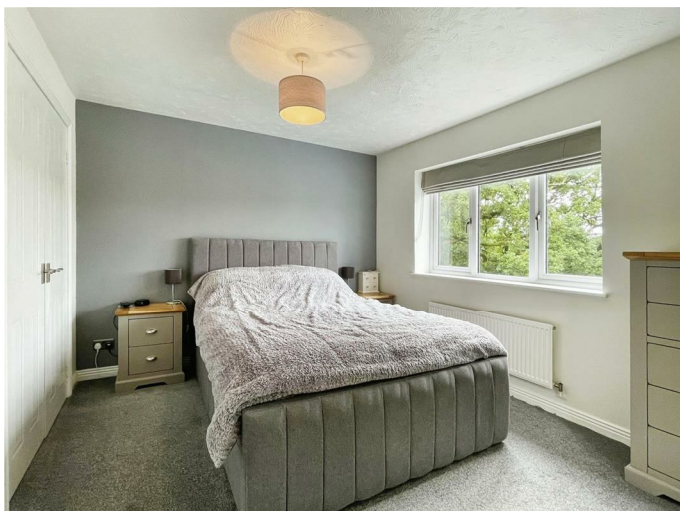
9'7" (max) x 13'4" (max) (2.94 (max) x 4.08 (max))



uPVC window to the side aspect, carpet, ceiling light, radiator and with a storage cupboard housing the boiler. Doors giving access to all rooms.

Main Bedroom

10'8" x 10'9" (3.26 x 3.29)



uPVC window to the rear aspect, carpet, ceiling light, radiator, two double built-in wardrobes, access to the ensuite bathroom.

Ensuite Shower Room

6'7" x 5'10" (2.02 x 1.80)



Frosted uPVC window to rear aspect, vinyl flooring, spotlights to the ceiling and an extractor fan. With a corner shower unit with dual showerhead, WC, pedestal handbasin and a heated towel rail.

Bedroom Two

9'2" x 11'4" (2.80 x 3.46)



uPVC window to the front aspect, carpet, ceiling light, radiator.

Bedroom Three

6'11" x 10'3" (2.13 x 3.14)



uPVC window to the front aspect, carpet, ceiling light, radiator.

Bathroom

5'6"×7'2" (1.7×2.19)



Frosted uPVC window to the rear aspect, vinyl flooring, spotlights to the ceiling, extractor fan. With a white three-piece suite consisting of a bath with mixer taps and a showerhead plus a WC, pedestal handbasin and a heated towel rail.

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.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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 advice 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.

WE WON!



House 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.

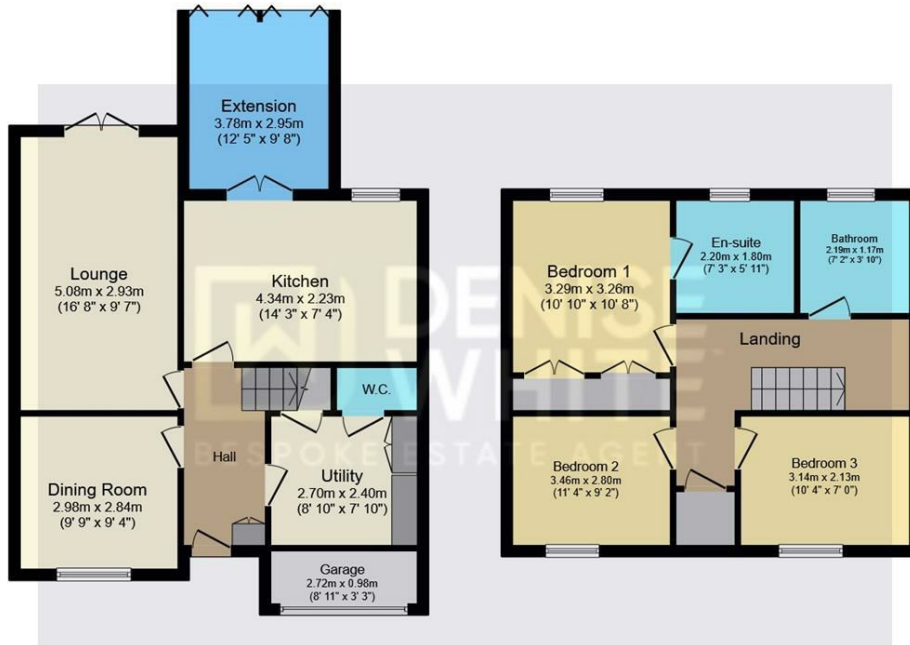
You Need A Solicitor!

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



Ground Floor
 Floor area 63.7 m² (686 sq.ft.)

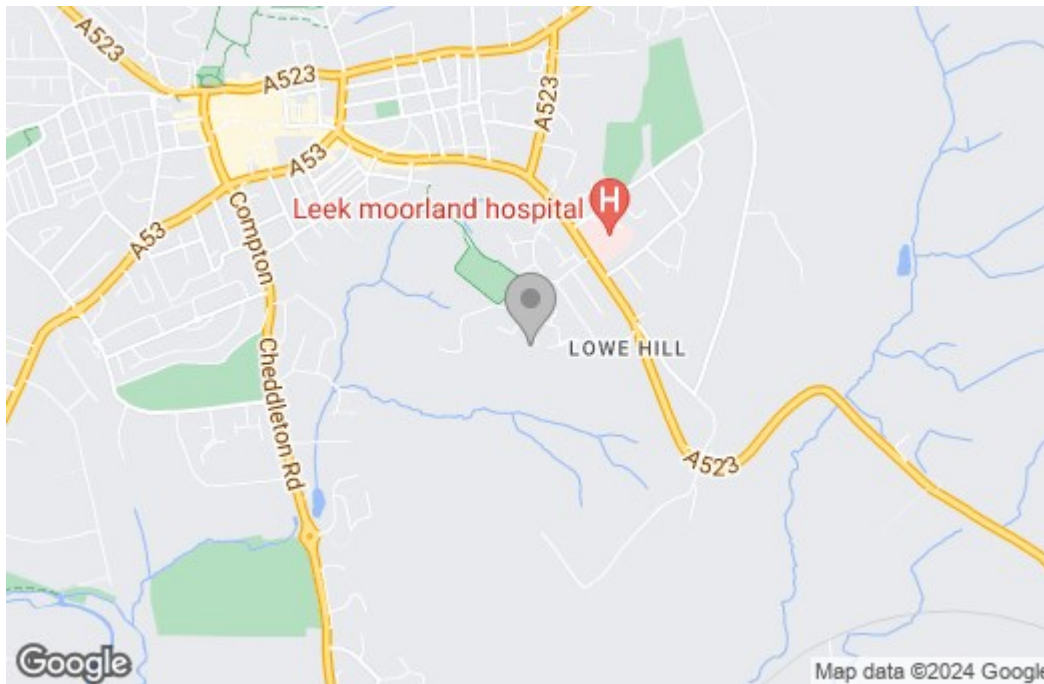
First Floor
 Floor area 47.2 m² (508 sq.ft.)

TOTAL: 110.9 m² (1,193 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			
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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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