



## 11 Ladderedge, Leek, Staffordshire, ST13 7AD

**Offers in the region of £280,000**

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'Sunsets are proof that no matter what happens, every day can end beautifully.' -Kristen Butler

Every day can end beautifully when coming home to this stunning and cosy semi-detached property situated on the most sought after Ladderedge. Backing on to fields and with views spanning from Birchall to the renowned Roaches, this warm and welcoming home is the perfect place to retreat at the end of each day.

## Denise White Agents Comments



This stunning semi-detached property has been lovingly updated by the current owners, resulting in a warm and inviting atmosphere that preserves the property's abundant character. Located on the outskirts of town in a highly sought-after residential area, this home offers the best of both worlds, with convenient amenities within walking distance and picturesque green spaces and breath-taking views.

Upon entering the property, you'll be greeted by a stylish hallway adorned with beautiful minton tiled flooring, as well as charming features like a ceiling rose and a panelled stairwell that houses a convenient WC. The living and dining spaces have been seamlessly combined, creating a spacious room filled with natural light from a large bay window at the front and French doors at the rear. A cosy log burner in the living area adds a welcoming touch, while the exposed brick chimney breast in the dining room brings personality and style to the space. The French doors leading to the rear garden create a seamless flow between indoor and outdoor living. The modern kitchen is equipped with integrated appliances and features a large storage cupboard that can be utilised as a walk-in pantry.

Moving to the first floor, the main bedroom, situated at the front of the house, is a spacious double room that provides a delightful space to unwind. It boasts a range of attractive features, including built-in wardrobes, an exposed brick chimney breast with a feature cast iron fireplace,

wooden floorboards, and a bay window. The second bedroom is also a double room with built-in wardrobes and offers stunning views of the rolling green fields at the rear. The third bedroom is a cosy single room currently being used as an office but could easily serve as a child's bedroom. Serving all three bedrooms is a spacious and modern family bathroom, complete with a separate bath and a walk-in shower, featuring stylish and neutral décor.

Externally, the property benefits from an elevated position that provides views of the surrounding countryside. At the front, there is a well-maintained tarmac driveway that offers off-road parking for two vehicles. The beautifully manicured garden features a generous lawn area with well-stocked borders. A stone patio area with a wooden pergola, backing onto fields, creates the perfect space to relax and enjoy the sunshine during the summer months. Additionally, there is a useful garden room that can be utilised for storage or transformed into a playhouse for children.

With its abundance of character and fantastic location, this exquisite three-bedroom home is a rare opportunity that should not be missed!

## 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.

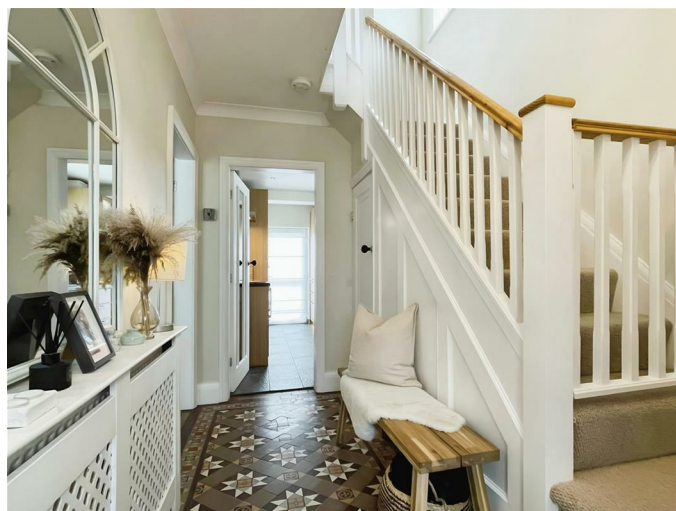
Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can 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 Porch**

Wood effect laminate flooring. Wooden partially glazed door to the front aspect. Wall light.

### **Entrance Hall**



Minton tile flooring. Stairs off to the first floor accommodation. Wall mounted radiator. Storage cupboard. Ceiling rose. Ceiling light.

### **Lounge Diner**

10'10" x 22'11" (3.31 x 7.00 )



## Lounge Area



Wood effect flooring. uPVC double glazed bay window to the front aspect. Log burner with brick surround and tiled hearth. Built in shelving and cupboards into alcoves. Coving. Ceiling light. Radiator.

## Dining Area



Continued wood effect flooring. Wall mounted radiator. Feature exposed brick chimney breast. uPVC double glazed French doors onto rear garden.

## Kitchen

7'0" x 13'8" (2.15 x 4.19 )



Tiled flooring. A range of wall and base units with work surfaces over. Tiled splash back. Integrated sink and drainer unit with mixer tap above. ZANUSSI induction hob with extractor fan above. Microwave. Oven. Fridge freezer. Washing machine. Dishwasher. Obscured uPVC double glazed window to the side aspect. Large pantry cupboard with extractor fan. uPVC double glazed door to the rear aspect. Inset spotlights. Wall mounted radiator.

## WC

2'3" x 4'0" (0.70 x 1.24 )



Tiled flooring. Partially tiled walls. Low level WC. Wall mounted ladder style towel rail. Cloakroom wash hand basin with storage under. Ceiling light.

## First Floor Landing



Fitted carpet. Wooden balustrade. Obscured uPVC double glazed window to the side aspect. Ceiling rose. Ceiling light. Loft access

## Bedroom One

13'10" x 10'9" (4.23 x 3.30 )



Wooden flooring. Built in wardrobes. uPVC double glazed bay window to the front aspect. Wall mounted radiator. Exposed brick chimney breast with feature cast iron fireplace. Built in shelving into alcove. Picture railing. Ceiling light. Two pendant bedside lights.

## Bedroom Two

10'7" x 9'2" (3.24 x 2.80 )



Fitted carpet. Built in wardrobes. Wall mounted radiator. Picture railing. uPVC double glazed window to the rear aspect. Ceiling light.

## Bedroom Three

7'2" x 6'11" (2.19 x 2.12 )



Wood effect laminate flooring. Wall mounted radiator. uPVC double glazed window to the front aspect. Picture railing. Ceiling light.

## Bathroom

7'6" x 7'1" (2.30 x 2.17 )



Tiled flooring. Partially tiled walls. Two obscured uPVC double glazed windows to the side aspect. Bath. Low level WC. Wash hand basin with storage under. Wall in shower. Wall mounted ladder style towel rail. Inset spotlights. Extractor fan.

## Outside



To the front of the property is a tarmac drive providing off-road parking for two vehicles. A gate to the side leads passed the property to the rear. A large outhouse provides ample storage facilities. Paved steps lead up to a large lawned garden with well-established borders surrounding. A stone patio area with a wooden pergola backs on to the fields. A second outhouse provides further storage for gardening equipment and benefits from power and lighting.

## Agents Notes

Tenure: Freehold

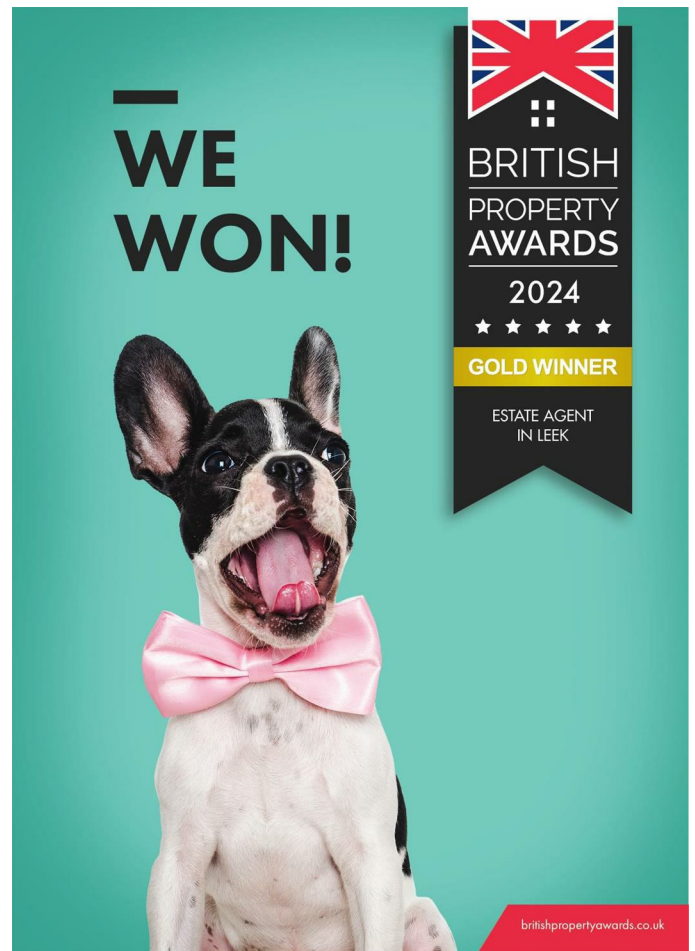
Services: All mains services connected

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.

## WE WON!!



## 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.

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 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.

## Floor Plan



**Ground Floor**  
 Floor area 46.4 m<sup>2</sup> (499 sq.ft.)

**First Floor**  
 Floor area 40.7 m<sup>2</sup> (438 sq.ft.)

**TOTAL: 87.1 m<sup>2</sup> (937 sq.ft.)**

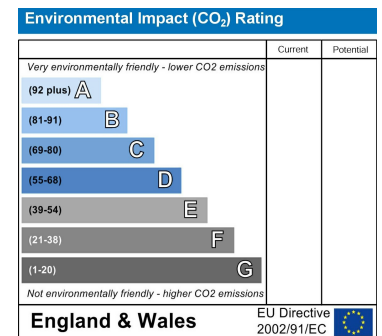
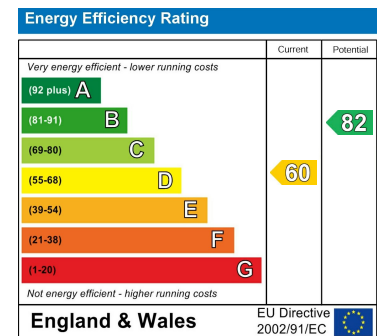
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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