



7 Deebank Heights, Leek, Staffordshire, ST13 6DQ

Asking price £500,000

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"Crafting a new home is not just about walls and roofs; it's an art of modern living, where exceptional craftsmanship meets the dreams of today."

This highly versatile three to four-bedroom detached dormer residence perfectly exemplifies this ideal, featuring modern spaces across two floors, complete with off-road parking, a garage, and gardens, all nestled in a quaint, exclusive cul-de-sac just a short stroll from Leek's town centre.

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

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Denise White Estate Agents Comments



Introducing a stunning detached dormer residence almost complete featuring three/four spacious bedrooms, constructed to an exceptional standard that offers versatile and light-filled accommodation throughout.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generously sized open-plan kitchen, dining, and living area. Located at the rear of the home, the kitchen is fully equipped with a bespoke selection of wall and base units, complemented by granite countertops. It includes integrated appliances and a breakfast bar, with French doors that open onto the rear garden, allowing for an abundance of natural light and excellent functionality for entertaining and outdoor dining. A designated area provides a cosy living space, perfect for modern lifestyles.

Additionally, there is a versatile study or reception room, offering a separate space from the larger living areas, along with a further lounge that can serve as an extra bedroom if needed. A good-sized double bedroom is also situated on the ground floor, accompanied by a convenient shower room. The garage, accessible from within the home, features an electric door at the front, an internal door leading to the rear garden, and a practical utility area.

On the first floor, the main bedroom is positioned at the rear and includes an en-suite shower room. The second double bedroom faces the front and is

served by the main bathroom on this level. An additional room offers a perfect space for family activities, hobbies, or as an extra bedroom, making this property appealing to a wide range of buyers, from active retirees to growing families.

Outside, you'll find ample parking, access to the garage from the front and rear of the property, and gardens both at the front and rear. The rear garden features a good-sized patio area, ideal for outdoor enjoyment.

This property also benefits from underfloor heating on the ground floor, enhancing comfort throughout.

Deebank Heights

Deebank Heights is a prestigious and private development located on the edge of the charming and historic market town of Leek in Staffordshire. It showcases exceptional construction quality, meticulously crafted with remarkable attention to detail, resulting in a practical, stylish, and spacious home. The versatile design layout allows for tailored accommodation that can easily meet a variety of individual needs.

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 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



Wood effect flooring with access gained into study, kitchen/living/dining room, shower room, bedroom, bedroom/lounge, understorey storage space, stairs leading off to the first floor, internal access into the garage

Open Plan Kitchen/Diner/Living Area

20'97 x 34'61 max - 24'14 min (6.10m x 10.36m max - 7.32m min)

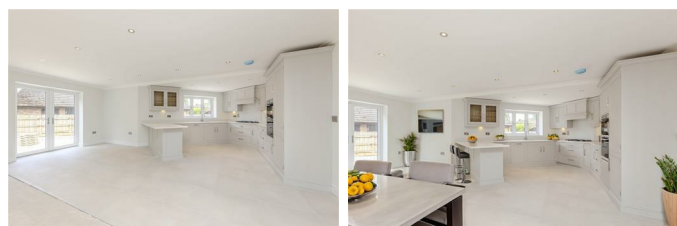


Kitchen Area



A bespoke fitted kitchen area which has a range of wall and base units with work surfaces over, BOSCH five ring gas hob with extractor hood over, BOSCH integrated oven and grill, integrated fridge freezer, dishwasher, sink unit with central tap and drainer grooved in the surface, wine rack, breakfast bar, inset spotlighting, uPVC double glazed windows over looking the rear garden area.

Kitchen Dining Area



uPVC double glazed French doors leading out to the rear patio area of the garden.

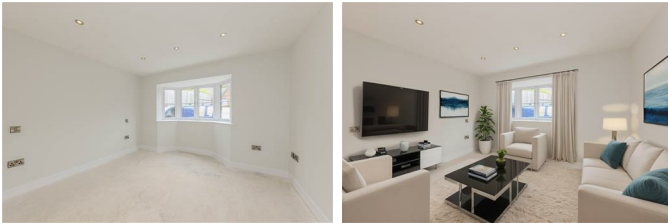
Living Area



Carpeted area allocated for the lounge with inset spotlights, coving to the ceiling, uPVC double glazed windows to the side and rear aspects, double wooden, glass panel, doors leading out to the entrance hall.

Bedroom Four/Lounge

11'86 x 10'72 plus bay (3.35m x 3.05m plus bay)



Located to the front of the property with uPVC double glazed bay window to the front aspect, inset spotlighting.

Bedroom Three

11'80 x 10'63 (3.35m x 3.05m)



Located to the front of the property a good size double bedroom with uPVC double glazed windows to the front aspect and inset spotlighting.

Study

11'41 x 11'53 (3.35m x 3.35m)



Located to the rear of the property with uPVC double glazed window to the rear aspect, inset spotlighting.

Shower Room

6'68 x 7'25 (1.83m x 2.13m)



Fitted with a double shower, shower attachment and shower head, can easily be adapted to accommodate a bath if needs be, heated towel rail, WC, vanity wash hand basin with storage under, part tiled walls, uPVC double glazed frosted window to the side aspect, extractor fan, inset spotlighting.

Garage

17'77 x 13'02 (5.18m x 4.01m)



Garage is fitted with an electric door, power and lighting connected, wall mounted boiler, tap, base units with work surfaces over, sink unit with drainer and tap, space for washing machine and dryer, door out to the rear garden.

First Floor



The first floor landing space is housed with a radiator, inset spotlights and access gained to two bedrooms and the main bathroom.

Bedroom One

15'55 x 18'45 max 12'29 min (4.57m x 5.49m max 3.66m min)



A good size double room with uPVC double glazed window to the rear aspect, two skylights, radiator and access gain to an en-suite shower room.

En-Suite

7'6 x 6'6 (2.29m x 1.98m)



Fitted shower cubicle with a shower head and attachment, WC, vanity hand basin with storage under, heated towel rail, part tiled walls, wood effect flooring, inset spotlighting, extractor fan, skylight.

Bathroom

6'51 x 7'60 (1.83m x 2.13m)



Bathroom fitted with a WC, vanity wash hand basin with storage space under, panelled bath, part tiled walls, shaver point, heated towel rail, wood effect flooring, extractor fan, inset spotlights, skylight.

Bedroom Two

10'69 x 15'68 (3.05m x 4.57m)



A good size double located at the front of the property with a uPVC double glazed window to the front aspect, two skylights, radiator..

Family Room/Hobby Room/ Attic Room

30'29 max x 24'5 min (9.14m max x 7.44m min)



An excellent size room which could be utilised for a number of uses to suit your families needs houses with two radiators, three skylights, inset spotlights cupboard housing hot water cylinder.

Outside



There is off road parking provided by a good size driveway which also leads into the garage. The gardens are located to the front and rear aspects with the rear garden being a good size and enclosed with a nice patio seating area and then lawned garden space. The rear garden will be turfed on completion of contracts by the vendor.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Under Floor Heating System On The Ground Floor

Council Tax: TBC - New Build

There is a management committee to maintain the communal areas of the development with a annual contribution to be confirmed with the solicitors

Please note that some of these images have been enhanced with CGI images as the property is unfinished.

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.

Do You Have A House To Sell or Rent ?

We can arrange a 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.

Do You Need Help With A Mortgage ?

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You Will 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.

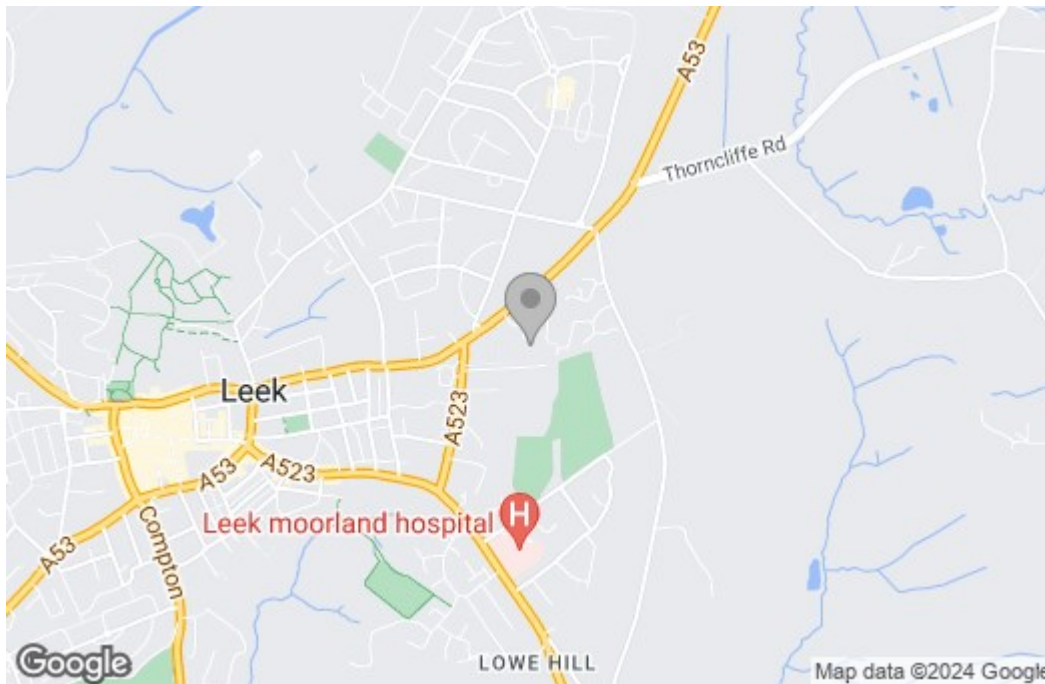
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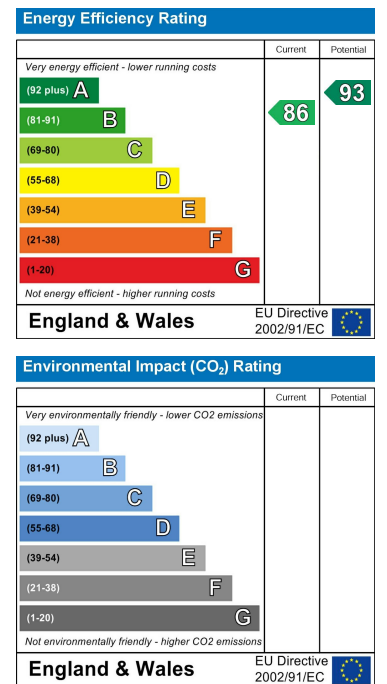
Floor Plan



Area Map



Energy Efficiency Graph



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