



**37 Meadow Close, Leek, Staffordshire, ST13 5TX**

**Offers in the region of £415,000**

'Having a place to go is home, having someone to love is family, having both is a blessing.' – quotesgram

This immaculate family home presents beautiful accommodation across three floors. With four spacious bedrooms, open plan living, and off road parking as well as an integral garage, this property is the perfect home for families to grow.

## Denise White Agents Comments

Situated in a quiet cul-de-sac and backing onto woodland, this beautifully presented four-bedroom detached executive home offers a perfect blend of modern living and natural beauty. Spanning three spacious floors, the property boasts versatile accommodation ideal for families and professionals alike.

The heart of the home features a remarkable open-plan kitchen, living, and dining area, accentuated by elegant herringbone flooring. French doors open to the rear, providing a delightful view of the woodland and a peaceful atmosphere for dining. A convenient WC serves this level, and access to the integral garage adds practicality to daily life.

Descend to the lower floor where a large living space awaits, adorned with bespoke panelling and a stunning electric fireplace that creates a warm and inviting ambiance. Two sets of French doors seamlessly connect this area to the generous rear garden, enhancing the indoor-outdoor flow.

The first floor is home to four well-proportioned bedrooms. The master suite, situated at the rear, features a stylish ensuite shower room, ensuring privacy and convenience. The remaining three bedrooms are serviced by a modern, well-appointed bathroom, perfectly catering to family needs. Additionally, a large loft space, largely boarded and equipped with lighting and a fitted ladder, offers ample storage or potential for further development.

Externally, the property provides off-road parking for multiple vehicles at the front. The rear garden, thoughtfully renovated by the current owners, features an initial stone patio area leading to a turf expanse, creating an ideal space for children to play and for outdoor gatherings.

This exceptional home combines elegance, comfort, and a prime location, making it a perfect retreat for modern family living.

## Location

Situated on the outskirts of the market town of Leek in a well established residential area on a small cul-de-sac 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 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

LVT herringbone flooring. UPVC door to the front aspect. Panelled walls. Stairs to the first floor accommodation. Wall mounted radiator. Ceiling light.



## Kitchen living diner

26'7" max x 24'2" max (8.12 max x 7.39 max)



## Living area



Continued LVT herringbone flooring. UPVC double glazed window to the front aspect. Wall mounted radiator. Media wall. Under stairs storage cupboard.

## Dining area



Continued herringbone flooring. Stairs to the lower floor accommodation. UPVC double glazed French doors to the rear aspect. Wall mounted radiator. Pendant lights.

## Kitchen area



Continued LVT herringbone flooring. A range of shaker style wall and base units with work surfaces above. Integrated ZANUSSI split oven, induction hob with extractor above, Belfast sink with mixer tap above, and dishwasher. Tiled splash back. UPVC double glazed window to the rear aspect. UPVC double glazed window to the side aspect. Access into garage. Ceiling light.

## WC

4'11" x 2'10" (1.52 x 0.88)

Continued LVT herringbone flooring. Low-level WC.

Wall mounted wash handbasin. Mounted radiator. Ceiling light.

### Garage

9'1" x 16'6" (2.78 x 5.05 )

Concrete flooring. Space for American style fridge freezer, washing machine and tumble dryer. And over door to the front aspect. Ceiling light.

### Lower Ground Floor

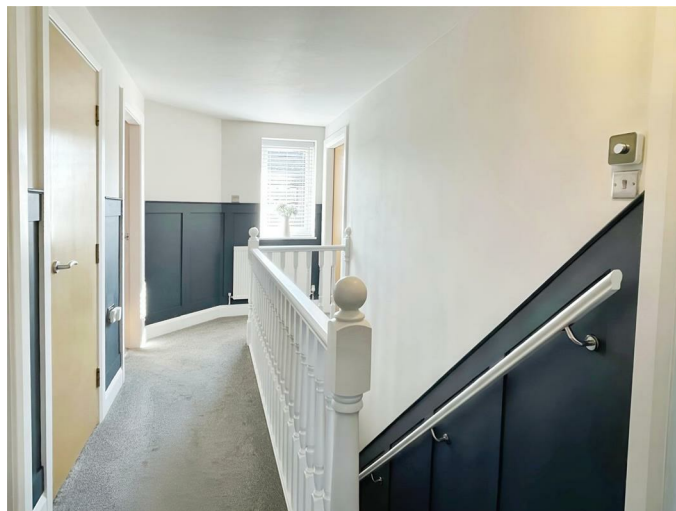
#### Lounge

21'0" x 11'10" (6.41 x 3.63 )



Wood effect flooring. Partially panelled walls. Two wall mounted radiators. Under stairs storage cupboard. Two UPVC double glazed French doors to the rear aspect. Electric fireplace. Two ceiling lights.

### First Floor Landing



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Partially panelled walls. Large storage cupboard. Ceiling light. Loft access. Loft is largely boarded with lighting.

#### Bedroom One

12'1" max x 11'7" max (3.70 max x 3.55 max )



Fitted carpet. Two UPVC double glazed windows to the rear and side aspect. Wall mounted radiator. Ceiling light.



### Ensuite

3'2" x 8'6" (0.99 x 2.61 )



Laminate flooring. Low-level WC. Pedestal wash hand basin. Wall mounted ladder style towel rail. Shower cubicle with electric shower. Extractor fan. Ceiling light.

### Bedroom Two

10'4" x 11'10" (3.16 x 3.62 )



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

### Bedroom Three

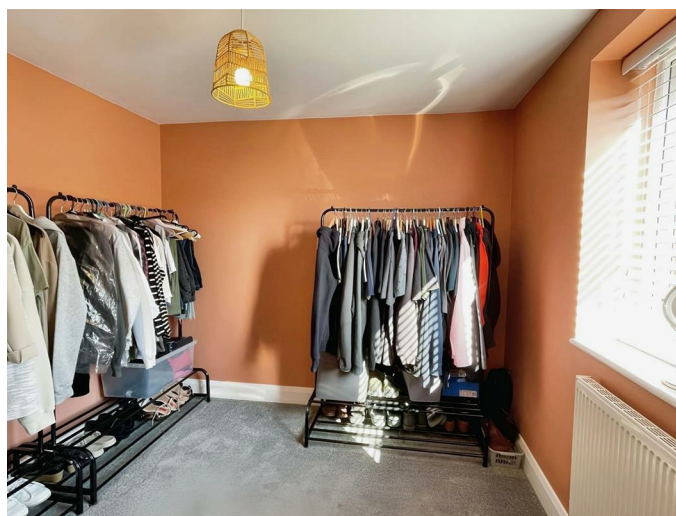
9'3" x 9'0" (2.82 x 2.76 )



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

### Bedroom Four

12'0" x max x 10'5" max (3.68 x max x 3.18 max )



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

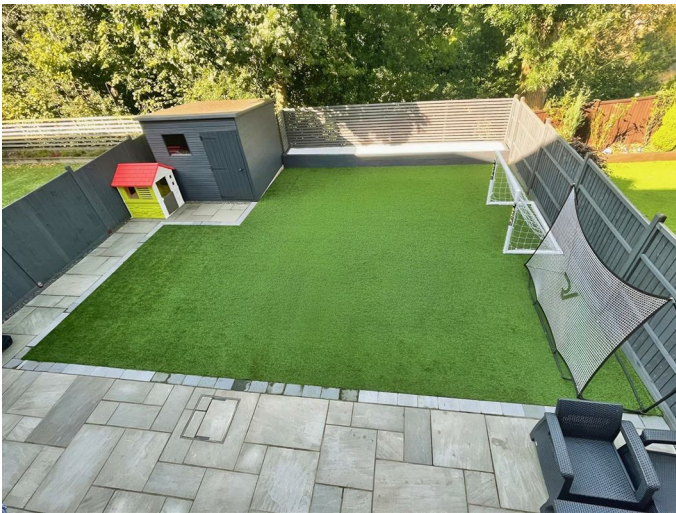
## Bathroom

6'7" x 8'2" (2.03 x 2.50)



Laminate flooring. Low-level WC. Pedestal wash handbasin. Fitted bath with shower and glass shower screen above. Wall mounted ladder style towel rail. Obscured UPVC double glazed window to the side aspect. Ceiling light. Extractor fan

## Outside



To the front of the property is a paved driveway providing off road parking for two vehicles and leads to the integral garage. To the rear of the property is a sizable enclosed garden which is initially laid with Indian stone patio and Astroturf beyond.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

## 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 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?**

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!**





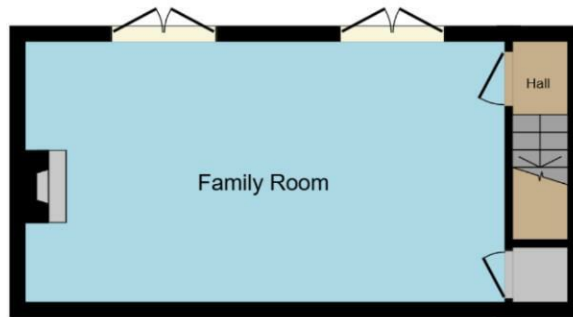
# Floor Plan



Ground Floor

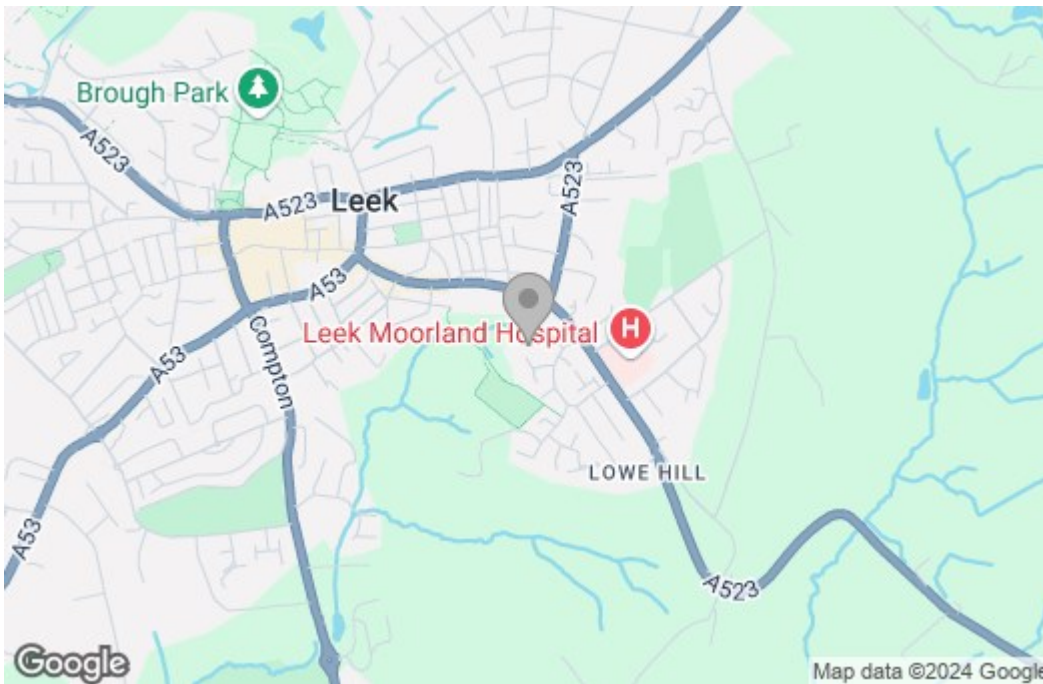


First Floor



Lower Ground Floor

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.

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