



4 Mount Square, Leek, Staffordshire, ST13 5DA

Offers in the region of £420,000

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"Experience the perfect blend of modern living and nature in this spacious four-bedroom detached home, where comfort meets the serene whispers of the woodland."

This stunning contemporary family residence features four bedrooms and three bathrooms, meticulously designed and situated on a corner plot in a quiet cul-de-sac. With beautiful woodlands at its back and breath-taking countryside nearby, it's only a short drive to the charming market town of Leek.

#FamilyHome #CountrysideLiving #SecludedSanctuary

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

Denise White's Comments



This remarkable family home has been cherished by one family since its inception. Nestled in an exclusive cul-de-sac, it offers convenient access to local amenities and is just a short walk from breath-taking countryside. The property features versatile three-story accommodation, including a spacious open-plan family dining kitchen, perfect for modern living.

Upon entering, you are greeted by a hallway with a staircase leading to the first floor and access to the living areas. The generously sized sitting room has impressive floor-to-ceiling windows at the front, filling the space with natural light. The open-plan kitchen and dining area are designed for both family gatherings and entertaining, equipped with ample dining and cooking space. The kitchen is fitted with a variety of wall and base units, complemented by worksurfaces and integrated appliances. French doors open directly to the rear garden, and there's a convenient utility room, a downstairs cloakroom, and access to the integral garage. The ground floor benefits from underfloor heating.

On the first floor, the principal bedroom is positioned at the front, featuring full-length windows that invite abundant natural light and create a modern ambiance. This room includes an en-suite shower room. Two additional bedrooms on this floor offer lovely garden views and are served by a family bathroom.

The second floor houses a spacious main attic bedroom with plentiful eaves storage. Two Velux windows providing natural light and ventilation, along with a well-sized en-suite featuring a contemporary suite.

Set on a generous corner plot that backs onto woodland, this property enjoys a tranquil setting with a high degree of privacy, allowing residents to connect with nature. The landscaped gardens feature lawn areas, a winding path, and a patio seating area sheltered by a glass veranda canopy. A carefully curated array of shrubs ensures vibrant colours throughout the year, which can be complemented by various potted plants.

At the front, there is a good size block-paved driveway offering ample parking and leads to the integral garage, which has an up-and-over door, power, lighting, and houses the Vaillant gas-fired central heating boiler. There is also an electric charging station for electric vehicles.

Location



The property is situated on the outskirts of Leek withing close proximity to the surrounding countryside, which is known as, The Mount and easy travelling to the Roaches. The market town of Leek is a short distance away so close to all the local amenities.

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



Step into a warm and inviting entrance hall featuring beautiful wooden flooring, stairs off to the first floor accommodation, access to the ground floor living space. uPVC double glazed window to the side aspect, ceiling light.

Lounge

15'7" x 12'7" (4.75m x 3.86m)



Generously sized, this lounge boasts elegant wooden flooring, perfect for relaxation and entertaining, inset spotlighting, full height, floor to ceiling double glazed windows to the front elevation, coving to the ceiling, access into the dining kitchen.

Dining Kitchen

13'3" x 15'10" (4.06m x 4.83m)



This fully fitted kitchen is a chef's dream. It includes a comprehensive range of wall and base units with a stainless steel sink unit positioned under a uPVC window over looking the rear garden, granite work surfaces, and a split-level cooker with an extractor fan, breakfast bar area, ample space for a dining table, inset spotlighting and feature lighting over the wall units. The tiled flooring adds a modern touch, and there's convenient storage space under the

stairs, French doors leading out to the rear garden space, ideal for entertaining in the warmer months, access into the utility.

Utility

5'4" x 4'11" (1.63m x 1.52m)



This utility room features plumbing for a washing machine, space for a dryer, work surface over, uPVC window to the rear, all finished with tiled flooring. Access into the cloakroom and the garage.

Cloakroom



A convenient cloakroom with a WC and wash basin, complete with tiled flooring, uPVC window to the rear aspect.

Garage

18' x 8'7" (5.49m x 2.62m)

First Floor Accommodation

Landing

7'8" x 6'0" (2.36m x 1.85m)



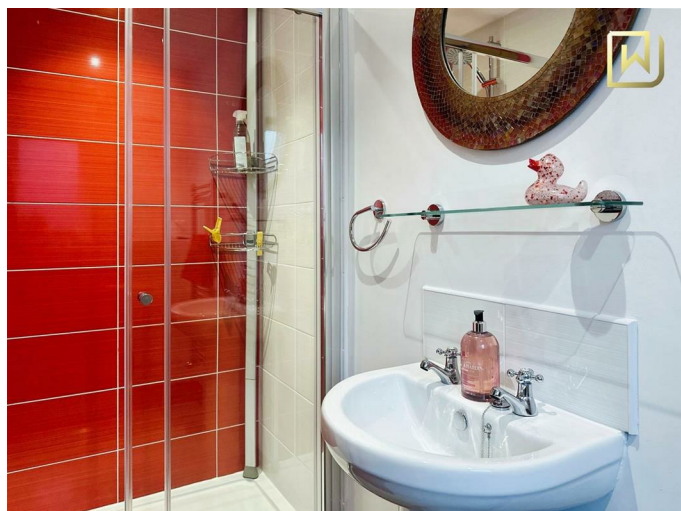
Ideal for remote work, this cosy study area includes a radiator and fitted carpet, uPVC window to the front aspect, access to bedrooms and bathroom with stairs off to the second floor accommodation.

Bedroom



Spacious and comfortable, this bedroom features a radiator and plush fitted carpet, full height - floor to ceiling uPVC double glazed windows to the front aspect of the property, inset downlights, with access to the en-suite shower room.

En-Suite



Fitted with a modern suite which comprises: W.C. , wash hand basin, double shower cubical, chrome heated ladder radiator, extractor, inset downlights, part tiled walls.

Bedroom

11'1" x 9'6" (3.40m x 2.90m)



Another inviting bedroom complete with a radiator, fitted carpet, ceiling light, uPVC double glazed window to the rear aspect.

Bedroom

12'9" x 8'5" (3.91m x 2.57m)



A delightful space featuring a radiator and a Velux roof light for natural illumination, floor covering, ceiling light.

Bathroom

8'0" x 5'6" (2.44m x 1.70m)



This stylish bathroom includes a bath with a shower attachment, wash hand basin, and WC, plus a heated towel rail and part-tiled walls for a contemporary finish, uPVC double glazed window to the rear aspect.

Second Floor Accommodation

Bedroom

16'9" x 12'7" (5.13m x 3.84m)



An expansive room complete with two Velux roof lights, a radiator, and a wooden style flooring, storage into the eaves, ceiling light, access into the en-suite.

En-Suite



Fitted with a modern white suite which comprises: Tiled shower cubical, wash hand basin, built in W.C. chrome heated ladder radiator, partly tiled walls, Velux window to the rear elevation, extractor, inset downlights.

Outside



A block-paved driveway leads to an integral garage (18' x 8'7) that houses the gas central heating boiler. The property also features an EV charger. The well-maintained gardens offer privacy with lush greenery in the front, side, and rear. A covered veranda at the back provides a perfect outdoor seating area, ideal for all weather conditions.

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. CGI – computer generated image for marketing purposes

Agents Notes

The home is equipped with all mains services, gas central heating, and uPVC double glazing for energy efficiency. Under Floor Heating on the ground floor. Freehold

About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

WE WON !!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Do You Need Help With Your 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.

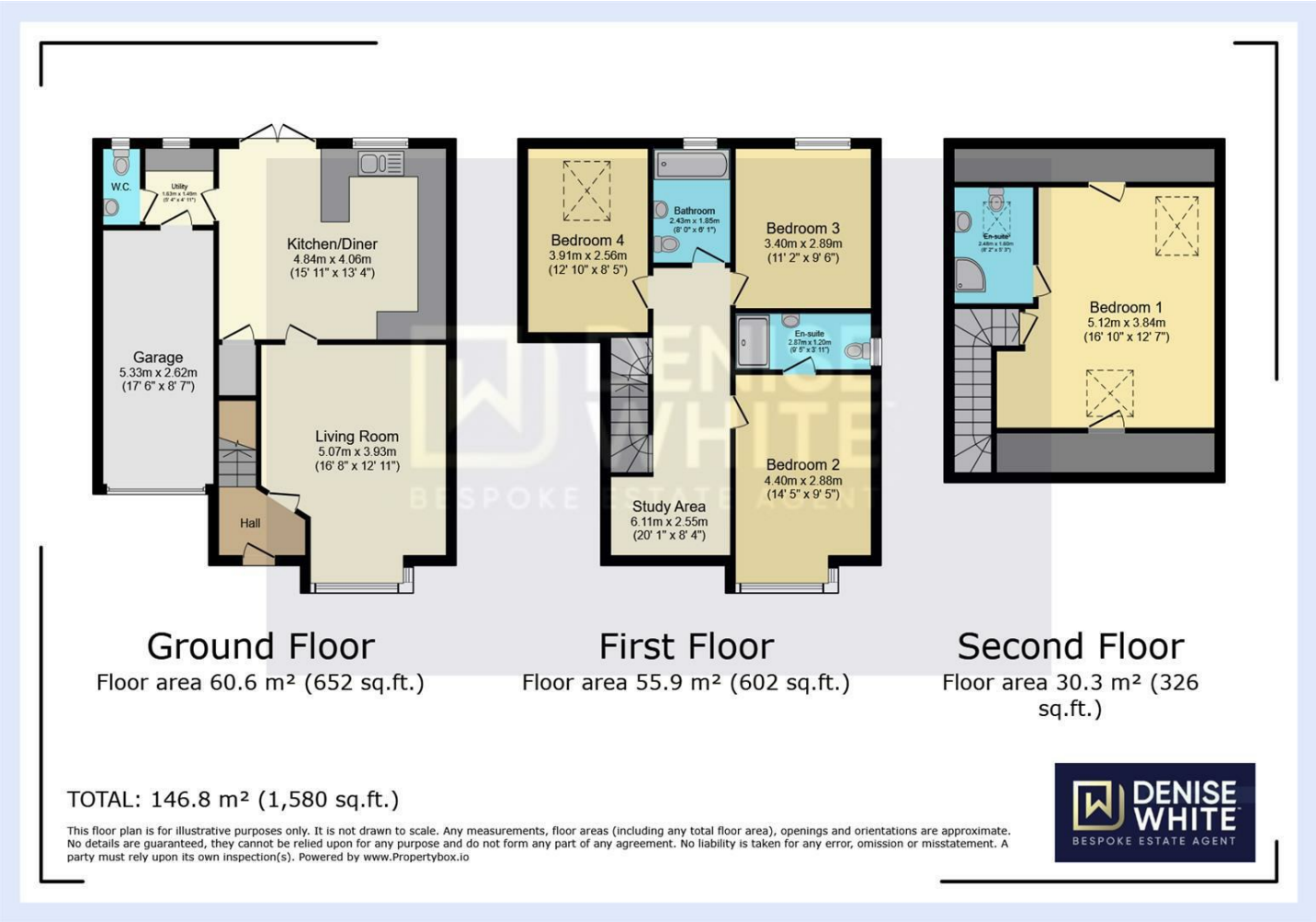
Do You Have A House To Sell Or Rent ?

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.

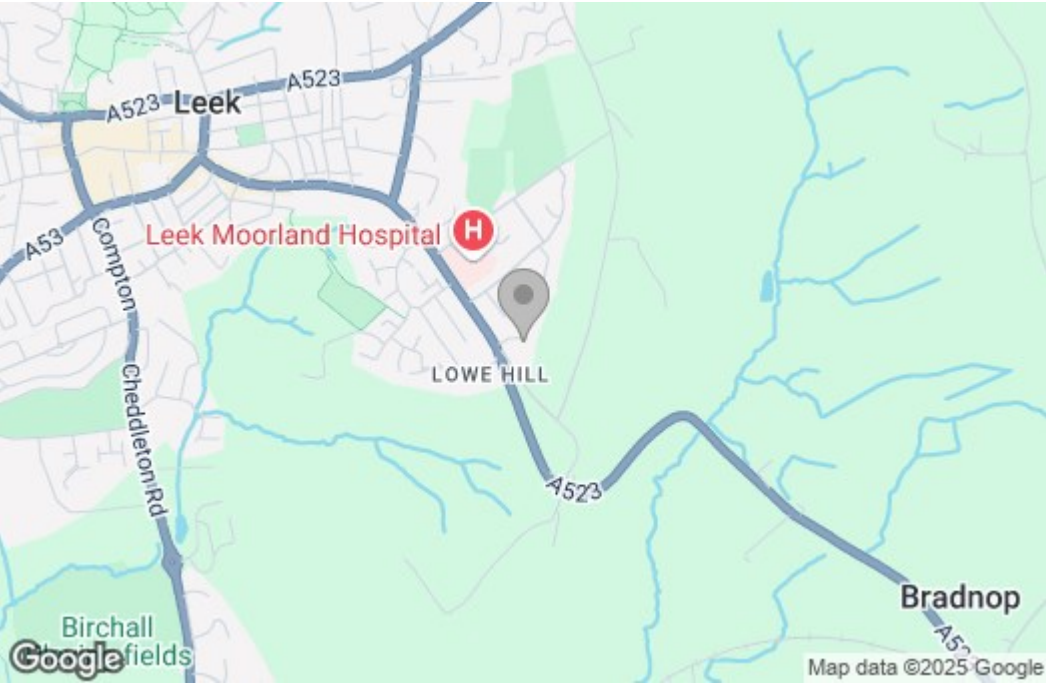
You Will Need A Solicitor !

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.

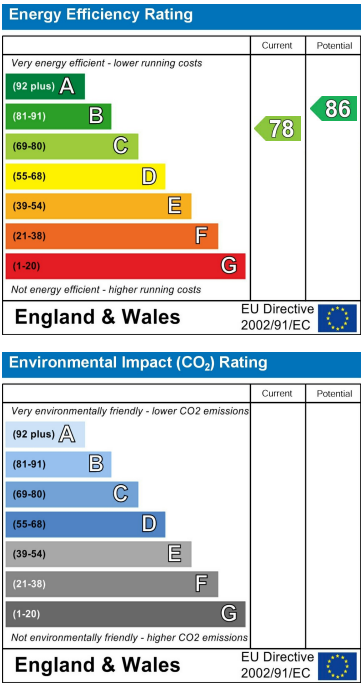
Floor Plan



Area Map



Energy Efficiency Graph



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