



**19 Chestnut Walk, Leek, Staffordshire, ST13 7BJ**

**Asking price £650,000**

'Luxury is the opportunity to experience quality.' – Keanu Reeves

This executive home in the sought after St Edward's Park estate is the epitome of luxury in terms of space, location, and surroundings. With five bedrooms, three ensuites, and three reception rooms, this impressive property is the perfect fit for expanding families looking for a long term home in a semi rural setting.

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

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### Denise White Estate Agents Comments

Welcome to this fabulous detached residence nestled within the highly sought-after St Edwards Park estate. This exceptional home boasts five spacious double bedrooms, three of which are ensuite, alongside three elegant reception rooms, all set on a sizeable plot that enhances its appeal.

Upon entering, you are greeted by a grand entrance hall featuring an impressive stairwell that leads to the first floor. The practicality of the home is evident with ample storage facilities, ensuring everything has its place. The well-proportioned living room, tastefully decorated in neutral tones, is accentuated by a large bay window that frames picturesque views across the fields at the front. The dining room is a delightful space, complete with French doors that open directly onto the rear garden, creating an ideal setting for alfresco dining during the warm summer months. The large kitchen is designed for modern living, offering ample space for informal cooking and dining. It features a raised living area that also provides access via French doors to the rear garden, perfect for family gatherings. A convenient downstairs WC and utility room enhance the functionality of busy family life, with direct access to the integral garage.

Venturing to the first floor, the fabulous primary bedroom awaits, positioned at the front of the home and showcasing stunning countryside views. This luxurious retreat includes a separate dressing room and an impressive ensuite bathroom adorned with bold tiles and traditional fittings, featuring a freestanding slipper bath and a separate shower. Two additional double bedrooms also come with their own ensuite shower rooms, making them ideal for older children or guests. The final two double bedrooms overlook the tranquil rear garden and share a well-appointed family bathroom, complete with both a separate bath and shower.

Externally, this property continues to impress with off-road parking for multiple vehicles at the front, including an electric car charging point. Gated access to the rear garden is available on both sides

of the property. The rear garden is a true sanctuary, enclosed by wooden fencing and featuring a stone patio area equipped with a built-in pizza oven, and jacuzzi with wooden structure—perfect for hosting outdoors. Beyond lies a large lawn area, ideal for children and pets to play safely. Additionally, a raised decking area provides another inviting space for outdoor seating.

This exceptional property is not just a home; it's a lifestyle, offering comfort, elegance, and ample space for modern family living. Don't miss the opportunity to make it yours!

### Location

Situated in the outskirts of the dynamic St Edwards Park venture which saw the transformation of the old St Edward's Hospital, and proved popular with buyers thanks to its leafy location and great choice of new-build and architecturally stunning, refurbished homes.

St Edward Park is situated within 122 acres of parkland and giving a unique opportunity to live in a truly idyllic location surrounded by breath-taking architecture.

### Entrance Hall



Wooden flooring. Composite door to the front aspect. Two wall mounted radiators. Stairs to the first floor accommodation. Cloakroom Storage. Storage cupboard. Coving. Three ceiling lights.



## Living Room

22'7" x 13'3" (6.89 x 4.05 )



Fitted carpet. Two wall mounted radiators. Fireplace with wooden surround. UPVC double glazed bay window to the front aspect. UPVC double glazed window to the side aspect. Coving. Two ceiling lights.

## Dining Room

14'7" x 11'11" (4.46 x 3.65 )



Fitted carpet. Wall mounted radiator. Double glazed French doors to the rear aspect. Coving. Ceiling light.

## Kitchen

15'4" x 13'8" (4.69 x 4.17 )



Tiled flooring. A range of wall and base units with work surfaces above. Integrated stainless steel sink unit with mixer tap above, NEFF gas hob with extractor above, double NEFF oven, dishwasher. Space for fridge freezer. Wall mounted radiator. UPVC double glazed window to the rear aspect. Two ceiling lights.

## Family Room

11'10" x 10'8" (3.62 x 3.27 )



Fitted carpet. Wall mounted radiator. French doors to the rear aspect. Coving. Ceiling light.

## WC



Continued wooden flooring. Low level WC. Wooden counter with storage underneath and counter top sink. Obscured UPVC double glazed window to the side aspect. Ceiling light.

## Utility

9'3" x 5'11" (2.82 x 1.81 )



Tiled flooring. Composite door to the side aspect. Large storage cupboard. Access into garage. Base units with work surfaces above. Undercounter space for washing machine and tumble dryer. Integrated stainless steel sink and drainer unit with mixer tap above. Wall mounted Worcester boiler. Extractor fan. Ceiling light.

## Integral Garage

17'5" x 16'9" (5.32 x 5.11 )

Up and over door to the front aspect. Power and lighting.

## First Floor Landing



Fitted carpet. Two ceiling lights. Wall mounted radiator. Loft Access. Airing cupboard.

## Bedroom One

15'8" max x 13'3" max (4.78 max x 4.05 max )



Fitted carpet. Two wall mounted radiators. UPVC double glazed bay window to the front aspect. Ceiling light

## Dressing Room

5'7" x 5'7" (1.72 x 1.72 )

Fitted carpet. Wall mounted radiator. Ceiling light.



### Ensuite

8'6" x 6'8" (2.60 x 2.04 )



Laminate flooring. Free standing slipper bath with wall mounted taps and shower attachment. Low level WC. Pedestal wash hand basin. Towel rail. Shower cubicle with shower. Partially tiled walls. Obscured UPVC double glazed window to the side aspect. Extractor Fan. Ceiling light.

### Bedroom Two

16'6" x 13'6" (5.05 x 4.14 )



Fitted carpet. Two under eaves storage cupboards. Wall mounted radiator. UPVC double glazed window to the front aspect. Built-in wardrobes. Inset spotlights.

### Ensuite

6'11" x 5'0" (2.12 x 1.54 )



Wood effect flooring. Low level WC. Pedestal wash hand basin. Fitted bath with shower above and glass shower screen. Wall mounted radiator. Obscured UPVC double glazed window to the front aspect. Extractor fan. Ceiling light.

### Bedroom Three

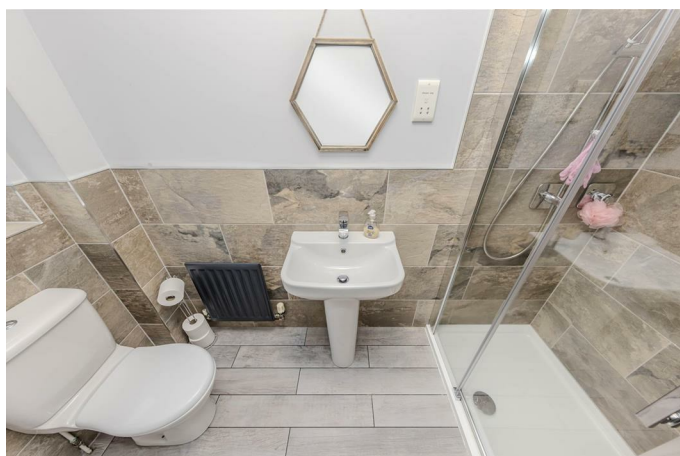
14'8" x 7'3" (4.49 x 2.23 )



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

### Ensuite

8'6" x 3'4" (2.60 x 1.04)



Tiled flooring. Low level WC. Pedestal wash hand basin.

### Bedroom Four

11'8" x 10'7" (3.56 x 3.23 )



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

### Bedroom Five

11'4" x 9'10" (3.47 x 3.01 )



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

### Bathroom

10'2" x 7'1" (3.10 x 2.18 )



Laminate flooring. Low level WC. Pedestal wash hand basin. Fitted bath. Shower cubicle with shower. Towel rail. Obscured UPVC double glazed window to the side aspect. Extractor fan. Ceiling light.

## Outside



## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

## 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



"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.

## 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!**



### **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

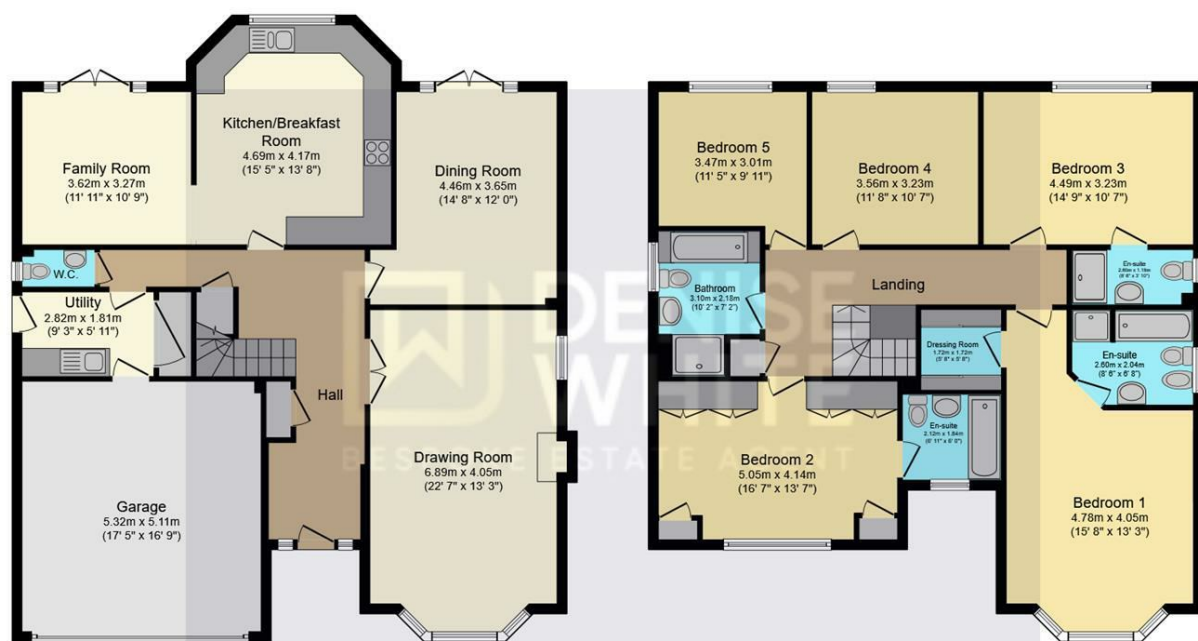
inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

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.



## Floor Plan



## Ground Floor

Floor area 131.3 m<sup>2</sup> (1,414 sq.ft.)

## First Floor

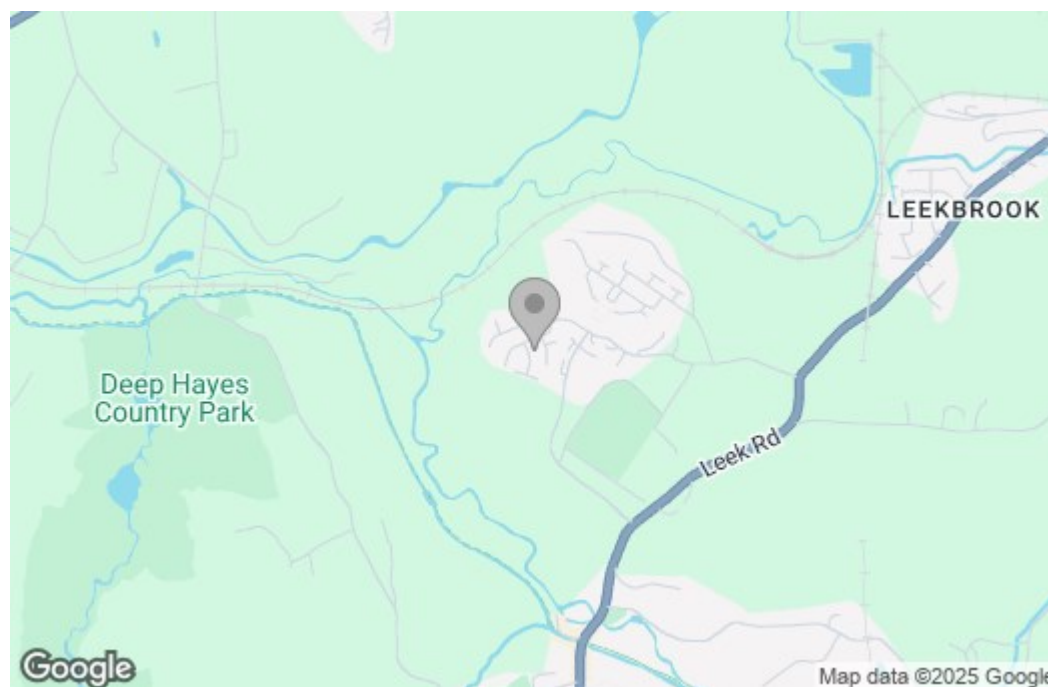
Floor area 113.0 m<sup>2</sup> (1,217 sq.ft.)

TOTAL: 244.4 m<sup>2</sup> (2,630 sq.ft.)

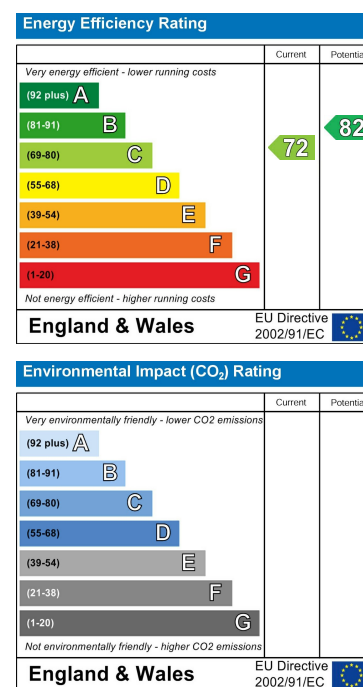
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Area Map



### Energy Efficiency Graph



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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