



### **3 Overdale Place, Leek, ST13 8LZ**

**Asking price £465,000**

'As we evolve, our homes should too.' – Suzanne Tuckers Interiors

This outstanding detached family home is the perfect place to evolve and grow with versatile accommodation and a large private plot. With four double bedrooms, an impressive rear garden, and beautiful views over Westwood, this beautiful property is in a league of it's own.

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

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### Denise White Estate Agents Comments

Welcome to this exceptional dormer bungalow, nestled in a peaceful cul-de-sac in the highly desirable West End of town. Set on a generous corner plot, this versatile property offers an abundance of living space and is truly a must-see.

As you approach, you'll be greeted by a private driveway that provides off-road parking for multiple vehicles. Entering through the inviting porch area, you are welcomed into a spacious inner hall that leads to two neutrally decorated double bedrooms. These rooms are complemented by a modern family bathroom, featuring classic white subway tiles and contemporary fittings, ensuring both style and comfort.

The kitchen, located at the front of the property, boasts a large window that floods the space with natural light. It conveniently connects to a useful utility room, enhancing functionality. The bungalow offers two reception rooms to choose from, including a spacious living room that exudes warmth and charm, adorned with traditional features such as coving and ceiling roses. Sliding doors not only provide stunning views of the garden but also grant access to a large patio area, perfect for outdoor entertaining. Additionally, a lovely conservatory creates an ideal space for hosting gatherings during the warmer months.

For those requiring single-storey living or an accommodating guest space, a spacious double bedroom on the ground floor provides built-in wardrobes and an en-suite shower room, adding to the property's versatility.

Ascend to the first floor, where you'll find a large primary bedroom complete with French doors leading to a Juliet balcony, offering breath-taking views across Westwood. The luxurious ensuite bathroom features a walk-in shower, free-standing bath, and double basin vanity unit, creating a serene retreat.

Outside, the property continues to impress with a beautifully upgraded exterior. The expansive lawn is

perfect for children and pets to play safely, while a raised decking area surrounding a hot tub is ideal for entertaining. For gardening enthusiasts, a greenhouse and raised beds provide the perfect opportunity to cultivate your green thumb. Additionally, a dedicated home office and gym room make this property perfect for active professionals seeking a workspace separate from the main living area.

This one-of-a-kind dormer bungalow is not just a home; it's a lifestyle. Don't miss your chance to experience all it has to offer.

### Location

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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

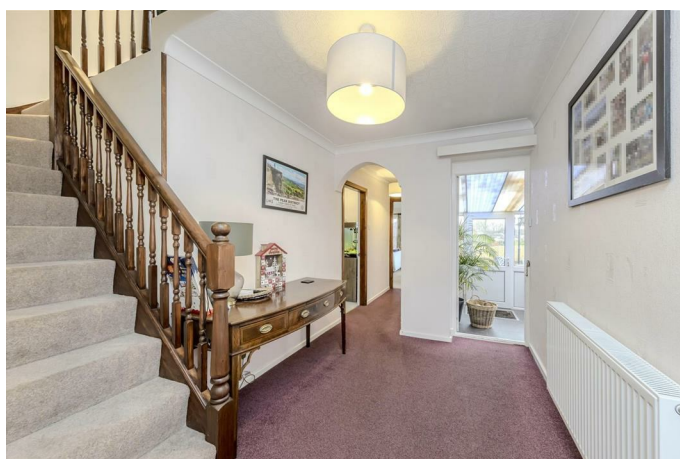
The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

### Hallway

Fitted Carpet. Wall mounted radiator. Access to Conservatory, Bedroom Two, Living room. Ceiling light.

### Inner Hall.

7'4" x 9'10" (2.26 x 3.02)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Open plan leading to kitchen and hallway. Ceiling light.

### Kitchen

10'9" x 9'6" max (3.29 x 2.90 max )



Tiled flooring. Range of wall and base units. Stainless steel drainer style sink unit. Space for cooker. UPVC double glazed window to the front aspect. Open plan leading to Utility room. Ceiling light. Inset spotlights.

### Utility Room

10'5" x 9'4" (3.19 x 2.85 )



Tiled flooring. Plumbing for washing machine and dryer. Double doors giving access to boiler room. Wall mounted radiator. Ceiling light

## Living Room

20'3" x 13'6" max (6.19 x 4.12 max)



Fitted carpet. Wall mounted radiators. UPVC double glazed windows to the side aspect. UPVC double glazed door leading to the garden front aspect. Ceiling lights.

## Conservatory

8'7" x 24'5" (2.63 x 7.45)



Tiled flooring. Wall mounted radiators. Wall lights. Wall base units. Windows looking into Bedrooms Three and Four. Access to garden.

## Bedroom Two

7'8" x 17'3" (2.36 x 5.28 )



Fitted carpet. Wall mounted radiator. Built in wardrobe's. UPVC double glazed window to the side aspect. Ceiling light.

## Bedroom Two Ensuite

8'0" x 6'2" (2.45 x 1.90)



Wooden flooring. Ladder style towel rail. Vanity style wash hand basin. Shower cubicle. WC. Ceiling light.



### Bedroom Three

9'4" x 13'11" (2.85 x 4.25)



Fitted carpet. Wall mounted radiator. Window looking onto conservatory. Ceiling light.

### Bedroom Four

10'7" x 10'7" (3.23 x 3.23 )



Fitted carpet. Wall mounted radiator. Window looking onto conservatory. Ceiling light.

### Bathroom

10'10" x 5'9" (3.32 x 1.76)



Tiled flooring. Vanity style wash hand basin. WC. Bath with shower attachment and rain shower. Ladder style towel rail. Obscured UPVC double glazed window. Inset spotlights.

### First Floor Landing

Fitted carpet. Access to Bedroom One. Skylight Window. Inset spotlights.

### Bedroom One

20'7" x 14'10" max (6.28 x 4.53 max )



Fitted carpet. Skylight windows. UPVC double door to the rear aspect leading onto balcony. Inset spotlights.

### En Suite

12'4" x 6'11" (3.77 x 2.12)



Wooden flooring. Double vanity style wash hand basin. Skylight windows. Ladder style towel rail. Walk in rain style shower. Built in storage unit cupboards. Inset spotlights.

### Office

10'6" x 10'4" (3.21 x 3.16)



Wooden flooring. Inset spotlights. UPVC double glazed double doors.

### Gym Room

6'9" x 10'7" (2.08 x 3.23)

Wooden Flooring. Inset Spotlights. UPVC double glazed double doors.

### Outside



### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

### 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

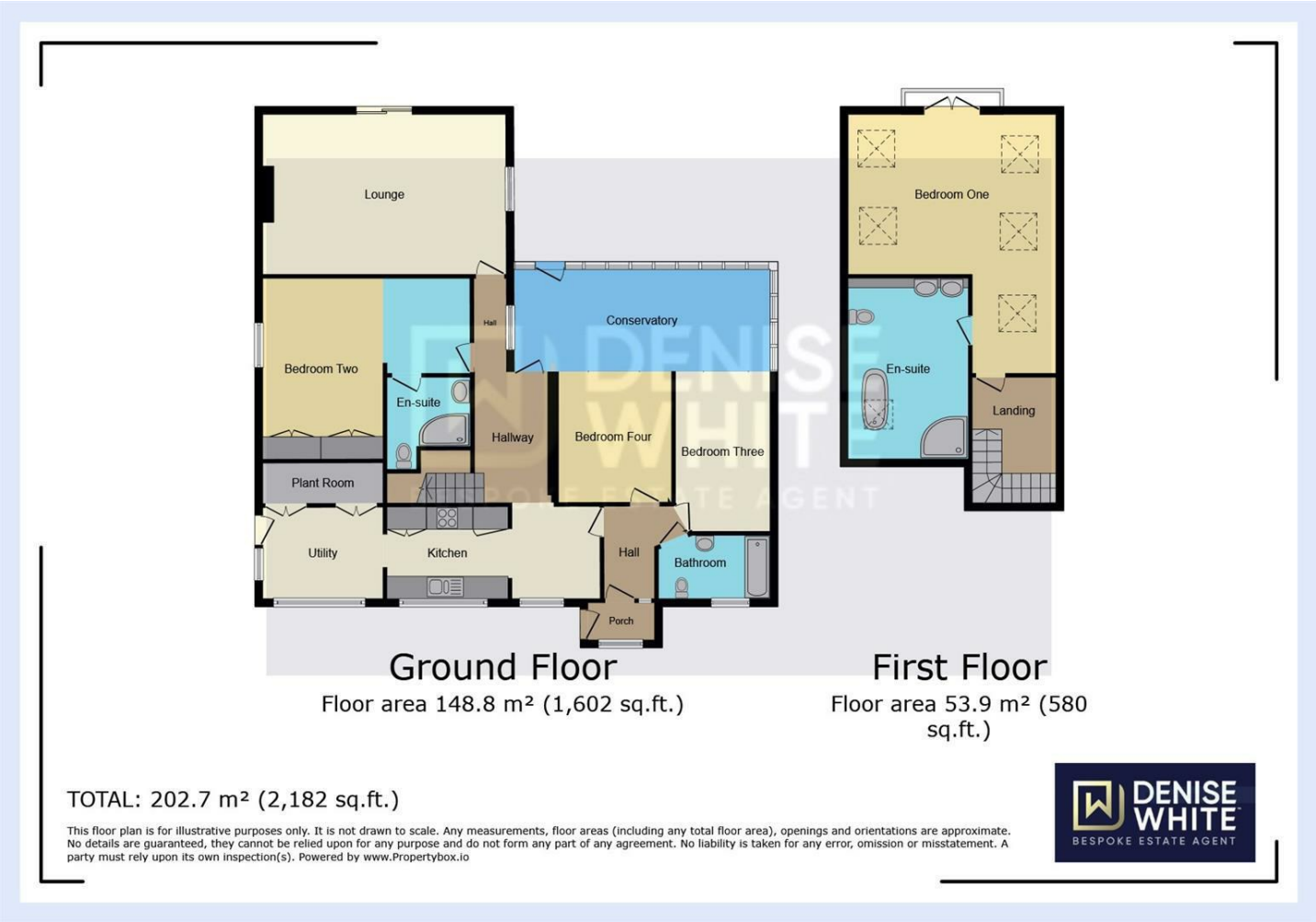
inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

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.

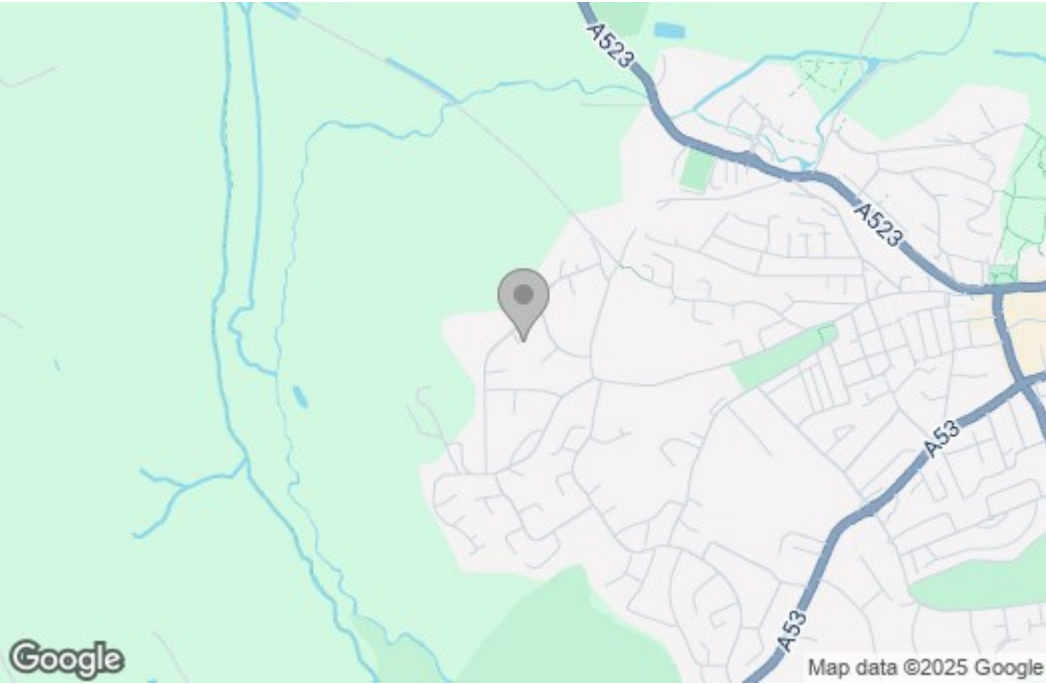
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



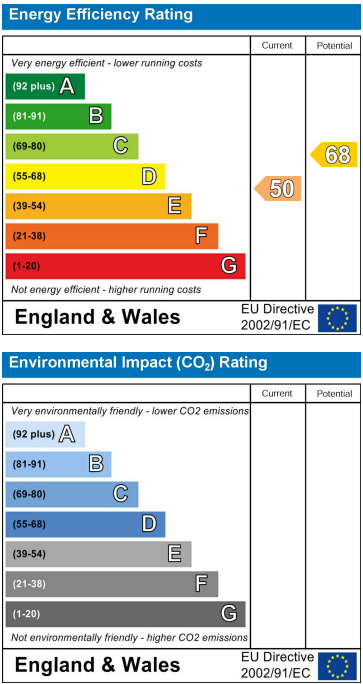
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.