



10 Moorfields, Leek, ST13 5LU
Offers in the region of £455,000

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'Togetherness is a very important ingredient to family life.' – Barbara Bush

Come together in this outstanding family home situated in a highly convenient location on the outskirts of the town centre. Overlooking the luscious Pickwood Park, this unique home provides ample accommodation for all the family. With four bedrooms, extended living space, and a truly spectacular rear garden, this remarkable property is the perfect space to come together.

#UnbelievableRearGarden #FourBedroomSemiDetached #ConvenientLocation

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

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Denise White Agents Comments

A unique opportunity to acquire an exceptional four bedroom home on the outskirts of the town centre. Located on a peaceful cul-de-sac, this impressive semi detached property provides off-road parking, an integral garage, and a substantial rear garden backing on to Pickwood Park with a beautiful outlook of surrounding greenery.

Internally, the property features a large entrance hall with stunning stained glass feature window and a partially Minton tiled wall. A cosy dining room benefits from a large bay window to the front allowing ample light to fill the space. A gas fire with large pine mirrored surround creates a warm ambiance and hints at the history of the home. A spacious living room boasts an open fire and French doors to the magnificent rear garden seamlessly connecting both indoors and outdoors and creating a relaxing environment throughout the seasons. The kitchen has been extended over the years creating ample space to cook and dine. A useful utility room and WC featuring William Morris wallpaper complete the ground floor accommodation.

To the first floor are three large double bedrooms and a fourth single room ideal for a child's bedroom, study or craft room. Every room boasts character and charm whether it be cast iron feature fireplaces, large bay windows, or William Morris wallpaper. Bedroom Three also boasts an ensuite ideal for guests or a family member who desires more independence. A well equipped shower room services the three remaining bedrooms.

Externally, this property benefits from wonderful outdoors space. The large rear garden is tiered and features an initial stone patio area - a perfect spot to enjoy breakfast on those warmer summer mornings. Steps lead to a gravelled level with beautiful topiary borders well stocked with perennials. Beyond is largely laid to lawn with a delightful summerhouse which could be utilised as a 'wendy house' for children, crafting space, or storage for gardening tools. To the bottom of the garden is a beautiful woodland perfect for children

to play and explore.

Overall, this extraordinary property offers a rare opportunity to acquire a large family home on the outskirts of the town centre. With traditional features, plenty of storage and a one of a kind plot, this property is one not to be missed!

Location

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoiled 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 specialty 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 collectibles 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 Porch

6'4" x 2'7" (1.94 x 0.79)

Fitted carpet. UPVC partially obscured glazed double doors to the front aspect. UPVC double glazed window to the side aspect. Wall light. Access into entrance hall.

Entrance Hall

6'4" x (1.94 x 4.77)



Fitted carpet. Stairs off to the first floor accommodation. Partially tiled walls. Wall mounted radiator. Dado rail. Feature stained glass window. Coving. Ceiling light.

Under Stairs Storage

5'0" x (1.54 x 0.83)

Fitted carpet. Built-in shelf. Wall light.

Lounge

11'3" x (3.45 x 5.30)



Fitted carpet. Two wall mounted radiators. Cast iron fireplace with wooden surround. French doors to the rear aspect. Picture railing. Coving. Ceiling light. Three wall lights.

Dining Room

12'9" x (3.89 x 4.11)



Fitted carpet. Wall mounted radiator. Gas fireplace with pine mirrored surround. Built in cupboard into alcove housing split consumer unit. UPVC double glazed bay window to the front aspect. Dado rail. Picture railing. Coving. Ceiling light.

Kitchen

21'10" x (6.67 x 2.86)

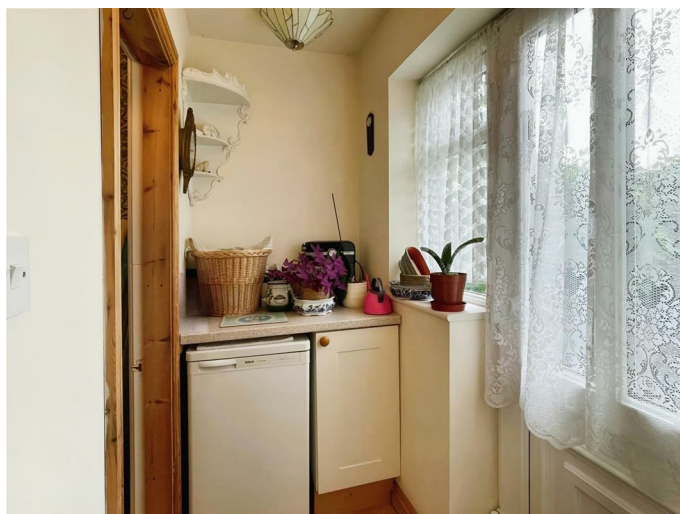


Partially laminate flooring. Partially tiled flooring. A range of wall and base units with laminate worksurface is over. Tiled splashback. Space for a range style cooker with extractor above, and fridge freezer. Built-in shelving. Integrated sink and drainer unit with mixer tap above. Wall mounted combination boiler. Two wall mounted radiators. Partial dado rail. Hardwood double glazed windows to the front and side aspect. UPVC door

to the side aspect. Loft access. Three ceiling lights. Cupboard housing stock tap. Plumbing point.

Utility

6'1" x 3'8" (1.87 x 1.14)



Tiled flooring. Base unit with work surface over. Undercounter storage. UPVC window and door to the rear aspect. Two ceiling lights.

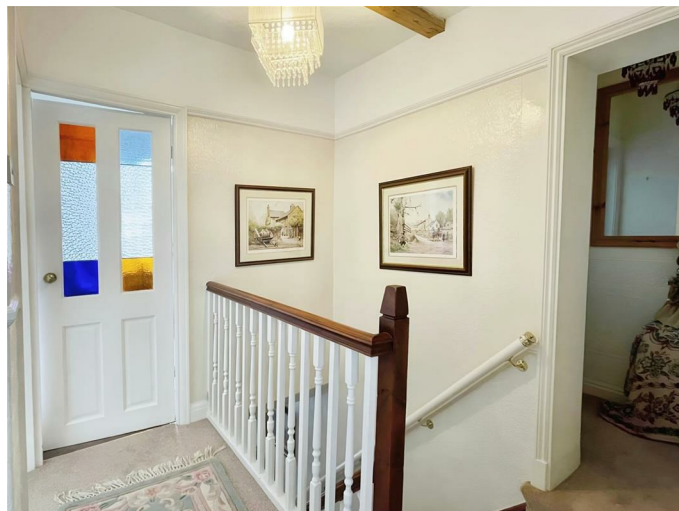
WC

3'4" x (1.03 x 1.90)



Continued tiled flooring. wall mounted wash handbasin. Low-level WC. Obscured UPVC double glazed window to the side aspect. Extractor fan. Ceiling light.

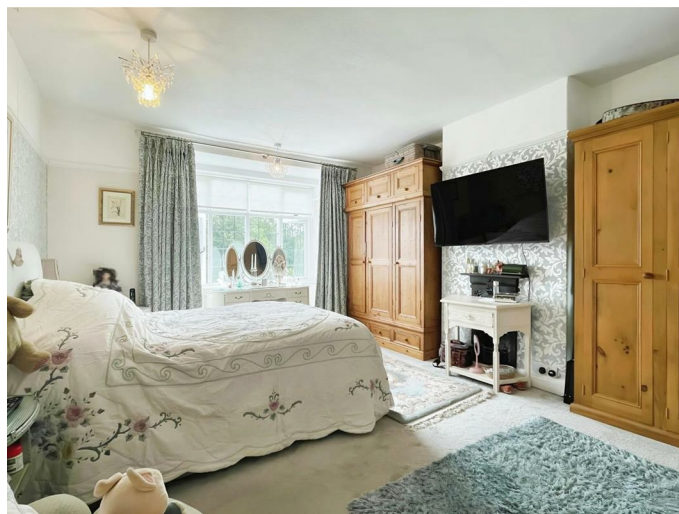
First Floor Landing



Fitted carpet. Loft Access with fitted ladder. Dado rail. Picture railing. Exposed beam. Two ceiling lights. Large storage cupboard with built-in shelving and ceiling light.

Bedroom One

16'8" x (5.09 x 3.86)



Fitted carpet. Wall mounted radiator. Hardwood double glazed window to the rear aspect. Cast-iron feature fireplace. Picture railing. Two ceiling lights.

Bedroom Two

12'8" x (3.87 x 4.29)



Fitted carpet. UPVC double glazed bay window to the front aspect. Feature cast-iron fireplace. Wall mounted radiator. Dado rail. Picture railing. To ceiling lights.

Bedroom Three

13'1", 82'0" x 9'7" (4,25 x 2.93)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Picture railing. Loft access to fully boarded loft with Velox window. Ceiling light

Ensuite

6'2". x (1.88. x 2.04)



Laminate flooring. Fitted bath with a shower attachment. Wall mounted ladder, style towel rail. Low-level WC. Pedestal wash hand basin. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Ceiling light.

Bedroom Four

6'7" x 8'5" (2.02 x 2.58)

Fitted carpet. Wall mounted radiator. Dado rail. uPVC double glazed window to the front aspect. Ceiling light.

Bathroom

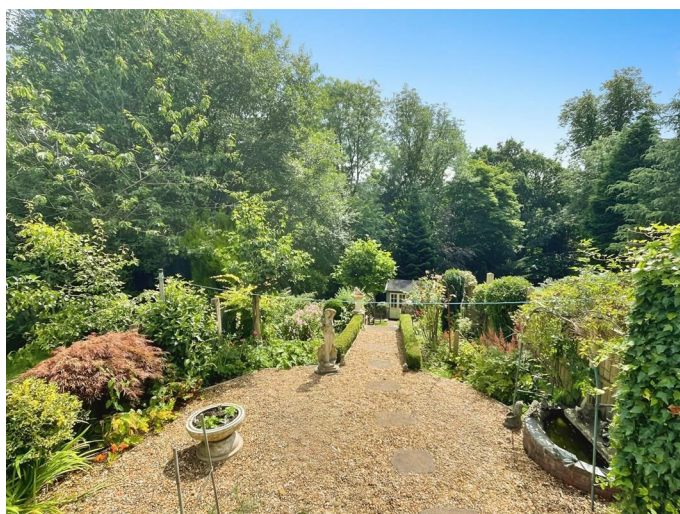
6'7" x 6'11" (2.01 x 2.12)



Vinyl flooring. Shower cubicle shower. Tiled walls. Ladder style towel rail. Large vanity unit incorporating low-level WC with wash handbasin

above and ample storage underneath. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Spotlights.

Outside



To the front of the property is a paved driveway providing off road parking for two vehicles which leads to an integral garage. To the rear is an initial patio area which can be accessed from the living room, kitchen, and utility. Steps then lead down to a gravelled level with topiary borders. Beyond is a large lawned area which leads to a large shed. Beyond is a woodland area.

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



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.

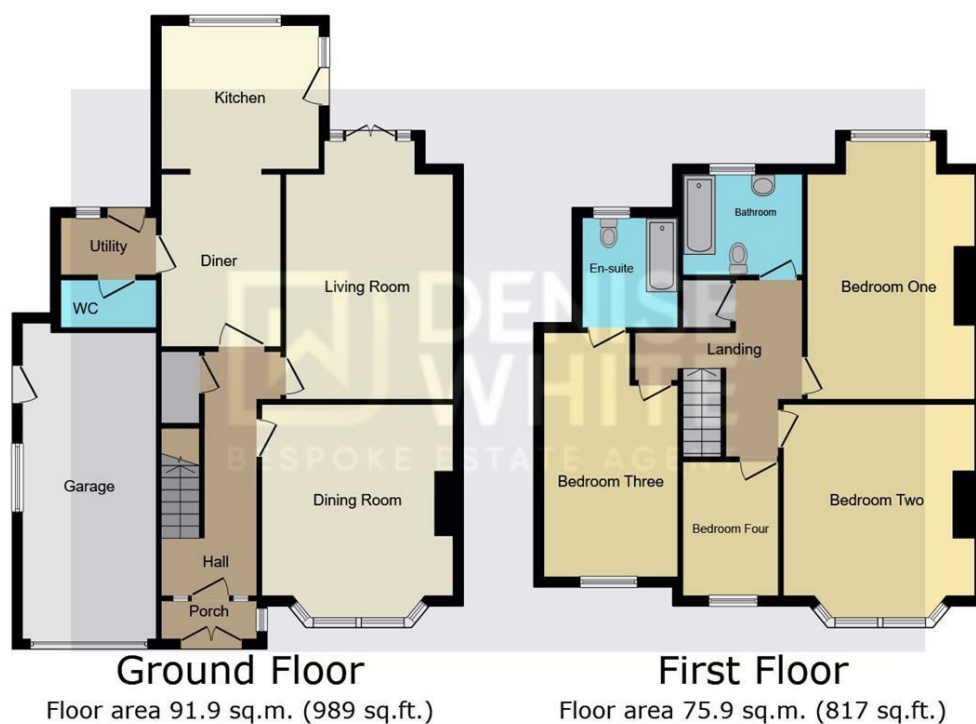
Do You Require A Mortgage?

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

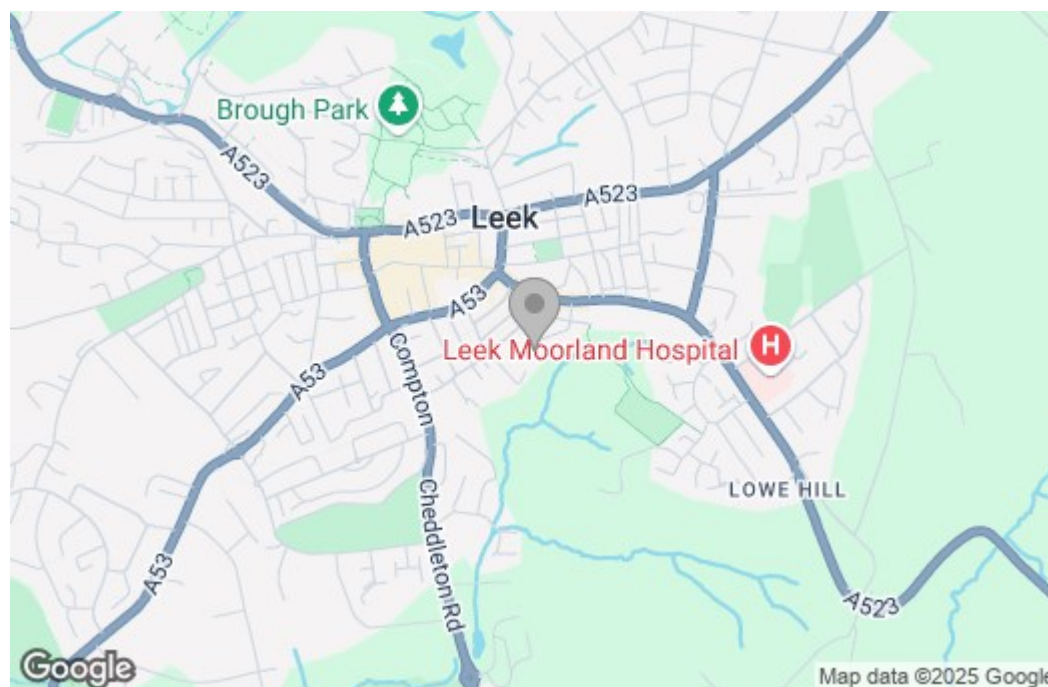


TOTAL: 167.8 sq.m. (1,807 sq.ft.)

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



Area Map




Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		70	81
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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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