



14 Ashdale Road, Leek, Staffordshire, ST13 6QZ

Offers in the region of £435,000

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"Family is the heart of a home"

Its all about Location on this property! Situated on the outskirts of the market town of Leek, within close proximity of some beautiful countryside the location and generous proportions make this lovely home ideal for family life

#detachedhome#family#location

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

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Denise White Agent Comments



Nestled in the picturesque, historic town of Leek, this spacious four-bedroom detached home with a double garage and gardens is an ideal setting for family life. Conveniently located just a short distance from schools and a variety of amenities, this property offers the best of both worlds: the charm of a market town and breath-taking countryside within close proximity.

This beautiful forever home features an entrance hall that leads to a generously sized lounge with access to the rear garden. The well-appointed fitted kitchen, utility room, cloakroom, and dining room provide ample space for family living. The four well-proportioned bedrooms include a main bedroom with an en-suite shower room, while the other bedrooms share a family bathroom.

Outside, the spacious garden offers a serene retreat amid flourishing flowers and shrubbery. You can choose to unwind on the rear decking area or embrace the current owner's passion for gardening, with the option to landscape according to your family's needs, including lawn areas.

The generous driveway accommodates two cars with ease and leads into the double garage, ensuring all the drivers in your family are well-catered for.

Location



Situated on the outskirts of the market town of Leek in a well established residential area and close to some lovely countryside.

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 Hallway



Fitted carpet. Wall mounted radiator. Stairs leading to first floor accommodation. Access to kitchen. Access to living room. Access to dining room. Access to WC. Ceiling light.

Kitchen

13'1" x 10'4" (4.01 x 3.15)



Tiled flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Range of wall and base units with wooden design surfaces. Space for dishwasher. Space for fridge. Bosch gas hob. Integrated Bosch oven. Access to utility. Ceiling light.

Utility

7'5" x 4'11" (2.27 x 1.50)



Tiled flooring. Wall mounted radiator. Base units. Plumbing for washing machine. Access to outside. Ceiling light.

Dining Room

9'11" x 9'7" (3.03 x 2.93)



Fitted carpet. Wall mounted radiator.

Living Room

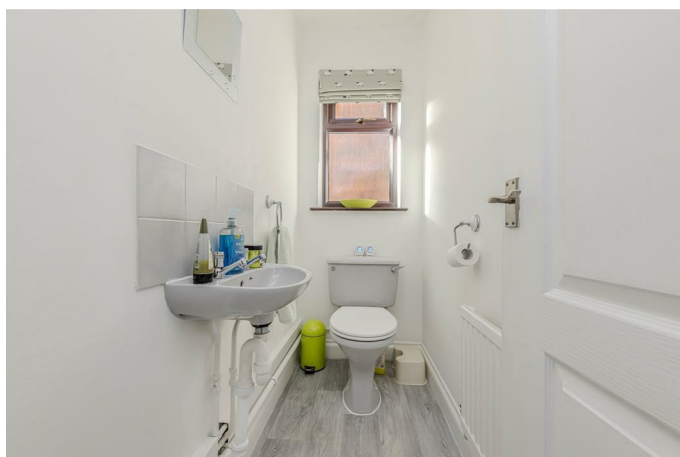
18'0" x 14'6" max (5.49 x 4.43 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear and side aspect. Sliding door with access to garden. Gas fire with brick surround and tiled hearth. Ceiling light.

WC

2'11" x 6'7" (0.90 x 2.01)



Wall mounted radiator. Vanity style wash hand basin. WC. Obscured UPVC double glazed window. Ceiling light.

First Floor Accommodation

First Floor Landing



Access to the bedrooms and bathrooms.

Bedroom One

18'8" x 13'9" max (5.69 x 4.21 max)



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

En Suite

6'5" x 6'3" (1.96 x 1.92)



Vinyl tiled style flooring. Ladder style towel rail. Obscured UPVC double glazed window WC. Pedestal wash hand basin. Shower cubicle with electric shower. Ceiling light.

Bedroom Two

10'4" x 13'2" (3.16 x 4.02)



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

Bedroom Three

10'6" x 11'1" (3.22 x 3.40)



Wooden flooring. Wall mounted radiator. UPVC double glazed window to the side aspect. Ceiling light.

Bedroom Four

8'5" x 12'0" (2.57 x 3.67)



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom

8'4" x 6'3" (2.55 x 1.91)



Wooden style flooring. WC. Vanity style wash hand basin. Ladder style towel rail. Bath with shower attachment. Obscured UPVC double glazed window. Ceiling light.

Outside



The front aspect features a double driveway that is block-paved, leading to a double garage. The gardens are situated at both the front and rear of the property. The front garden is predominantly laid to lawn, complemented by pebbled pathways that guide guests to the front of the house, with additional access around the side. It showcases extensive flower beds and shrub borders.

At the rear, the garden is enclosed by an attractive brick wall that mirrors the design of the property. Thoughtfully landscaped to meet various gardening needs, this area includes a pebbled pathway and a circular pebbled feature area. The

garden is enriched with a variety of flowers and shrubs, with paved paths leading through to ensure easy access to the greenhouse, a raised deck area, and a garden shed.

Agent Notes

Freehold

All Main Services Connected

Council Tax - Band E - Staffordshire Moorlands

what3words

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what3words is the easy way to describe any precise location. It has divided the world into a grid of 3 metre squares and given each square a unique address made from 3 random words.

what3words can be used via the free mobile app and the online map at [what3words.com](https://www.what3words.com)

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.

We Won!!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured 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.

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.

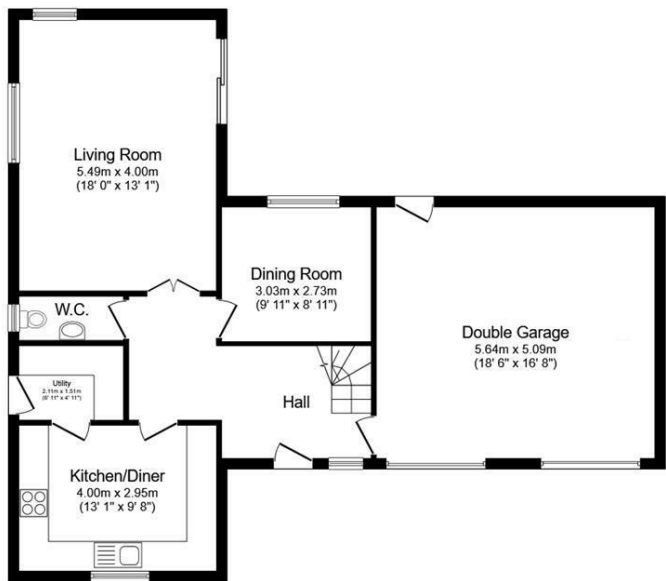
Need A Mortgage Advisor?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Property To Sell Or Rent?

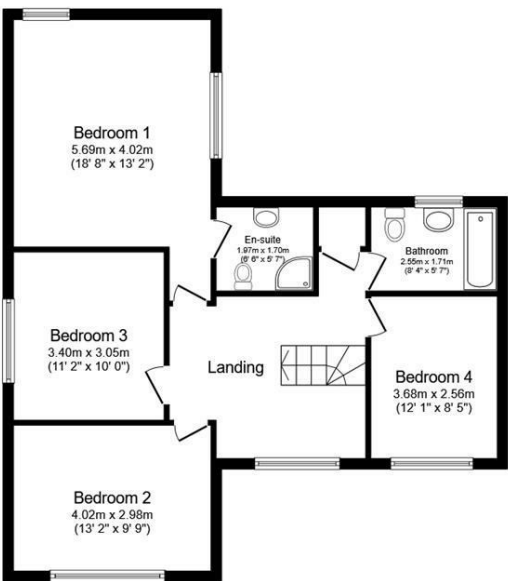
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Floor Plan



Ground Floor

Floor area 89.7 m² (966 sq.ft.)



First Floor

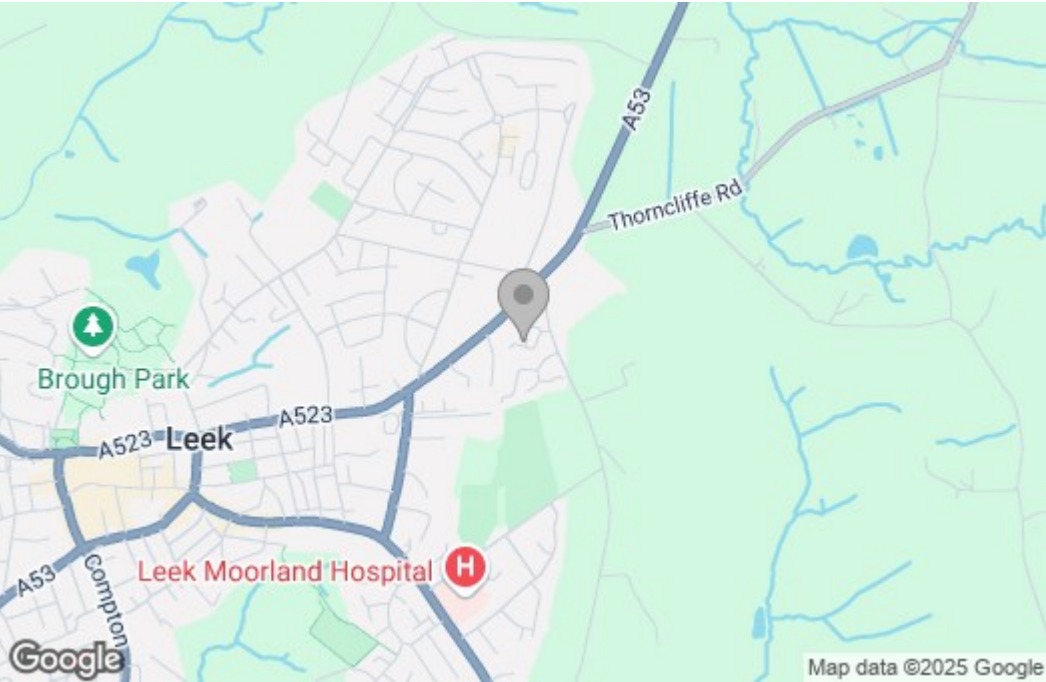
Floor area 74.0 m² (797 sq.ft.)

TOTAL: 163.8 m² (1,763 sq.ft.)

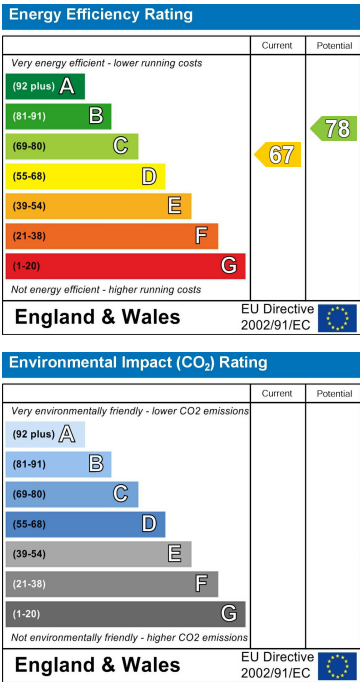
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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