



5 Southlands Close, Leek, ST13 8DF
Offers in the region of £280,000

'It is not the home that is loved but the life that is lived here.' – Pinterest

This immaculate two bedroom bungalow offers a spacious corner plot, a detached garage, and a beautiful rear garden within a peaceful cul de sac location. With modern and stylish interiors, this property is perfect for those looking to move straight in and just add personal touches.

Denise White Estate Agent Comments

Nestled in the sought-after west end of town, this stunning detached bungalow is located on a peaceful cul-de-sac, offering a perfect retreat for those seeking tranquility and convenience. Set on a desirable corner plot, this immaculate home features off-road parking and a detached garage, ensuring ample space for vehicles and storage.

Step inside to discover contemporary interiors that exude style and comfort. The heart of the home is a stylish kitchen diner, equipped with integrated appliances and French doors that seamlessly connect to the enclosed, well-maintained garden—ideal for entertaining or enjoying quiet evenings outdoors. The living room is beautifully decorated and bathed in natural light, thanks to a large bay window that adds character and charm. This bungalow boasts two well-appointed bedrooms. The spacious master bedroom is a generous double, complete with fitted wardrobes, providing both storage and style. The second bedroom, a comfortable single, also features fitted wardrobes, making it perfect for guests or as a home office. The property includes a spacious bathroom that caters to everyone's needs, featuring a separate bath and shower for added convenience.

The garden is a delightful feature, split into two tiers: the upper tier includes a paved patio area, perfect for alfresco dining, while the lower tier boasts an artificial turfed space surrounded by mature borders, creating a serene outdoor oasis.

This exceptional bungalow is a must-see for anyone looking to enjoy modern living in a tranquil setting.

Location

Situated in a peaceful cul de sac location within the West End of town.

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

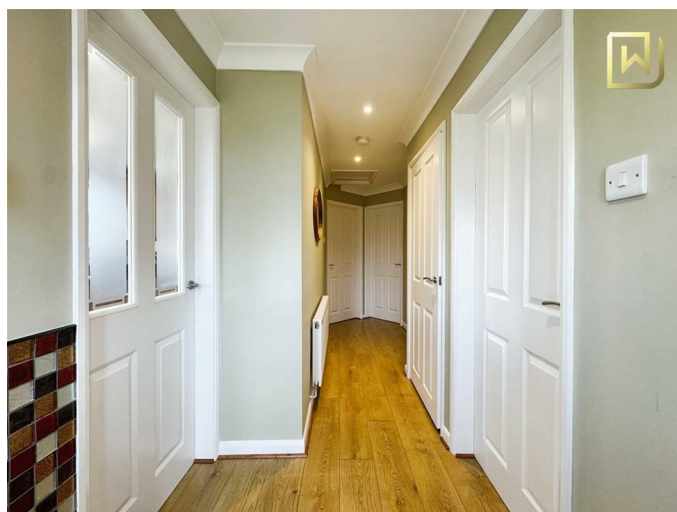
alternative to from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

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.

Entrance Hallway



Wooden design flooring. Wall mounted radiator. Access to ground for accommodation. Loft access. Inset spotlights.

Kitchen

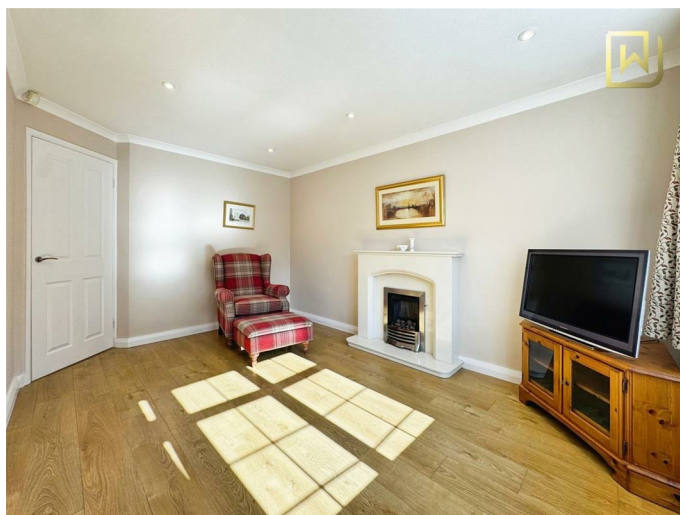
7'10" x 14'2" max (2.41 x 4.34 max)



Wooden design flooring. Wall mounted radiator. UPVC double glazed windows to the front and side aspect. Double doors leading to garden. Range of wall and base units. Stainless steel drainer style sink unit. Integrated Zanussi oven. Integrated Bosch microwave. Integrated fridge freezer. Integrated dishwasher. Gas hob. Inset spotlights.

Living Room

9'4" x 13'9" (2.86 x 4.20)



Wooden design flooring. Wall mounted radiator. Gas fire. UPVC double glaze windows to the side aspect. Inset spotlights.

Bedroom One

9'5" x 12'7" max (2.88 x 3.84 max)



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the side aspect. Fitted wardrobes. Inset spotlights.

Bedroom Two

6'5" x 12'1" max (1.98 x 3.69 max)



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the side aspect. Fitted wardrobes. Access to storage cupboard. Access to boiler. Inset spotlights.

Bathroom

8'3" x 8'7" max (2.54 x 2.62 max)



Wooden design flooring. Heated towel rail. Obscured UPVC double glazed window. WC. Vanity style wash handbasin. Bath tub with shower attachment. Shower cubicle with electric shower. Inset spotlights.

Garage

9'11" x 19'9" (3.04 x 6.03)

Concrete flooring. Power and lighting. Electric door to the front aspect.

Outside



The property boasts a corner plot with off road parking leading to a detached single garage. A paved path leads to the front door. To the front aspect there are two large slate borders ideal for low maintenance.

To the rear is an enclosed garden split into two levels with an initial paved patio area with AstroTurf beyond and large built up borders featuring a range of shrubs and perennials.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

No chain involved with the sale

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 Or Rent?

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.

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.

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.

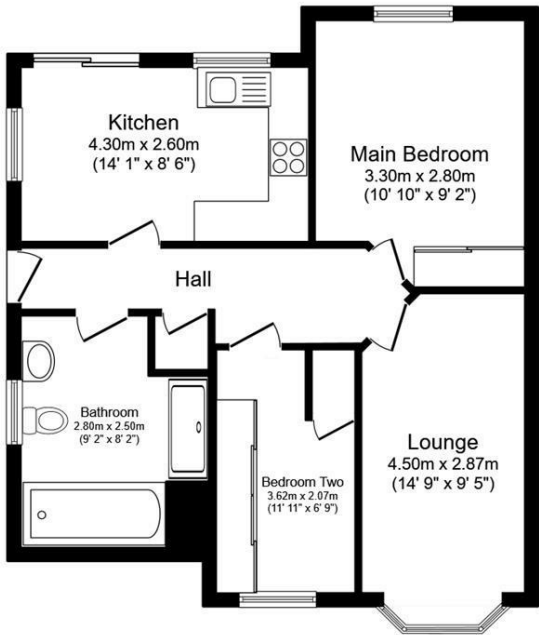
The British Property Awards, renowned for their

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



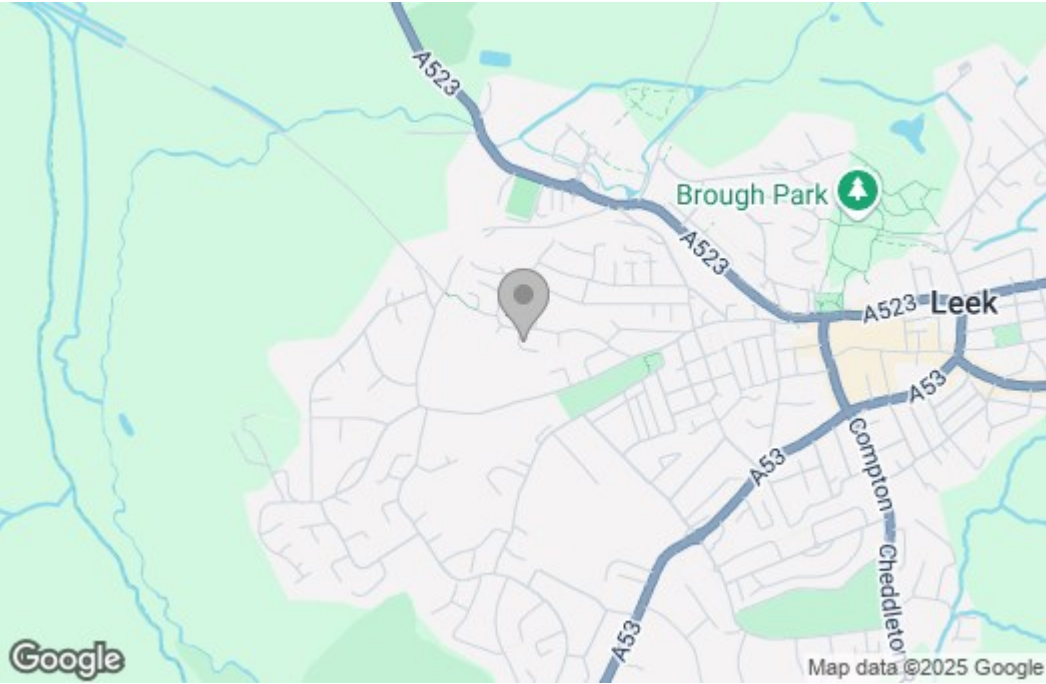
Floor Plan
Floor area 59.9 m² (645 sq.ft.)

TOTAL: 59.9 m² (645 sq.ft.)

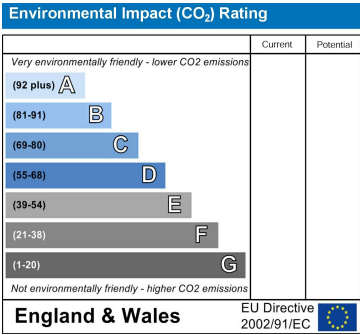
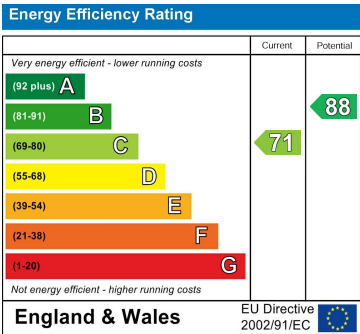
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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.