



1 Arden Close, Leek, Staffordshire, ST13 5BF

Asking price £550,000

A rare opportunity to acquire a beautifully-presented and deceptively spacious four bedroom detached home situated in a desirable location on the outskirts of town. This impressive property offers ample living accommodation largely on one floor with beautiful views and backing onto fields.

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

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Denise White Estate Agent Comments

Set in an elevated position within a peaceful cul-de-sac, this stunning and deceptively spacious four-bedroom detached residence offers the perfect balance of privacy, luxury, and practicality. Occupying a generous corner plot that backs onto serene fields, the property enjoys far-reaching views to the front, creating an idyllic setting for family life.

The accommodation is expansive, with five well-proportioned reception rooms designed to suit a variety of lifestyles. The heart of the home is a beautifully appointed kitchen, featuring granite worktops, a large breakfast bar island, and stunning views to the front. The dining area is quirky and inviting, while the cosy snug provides a peaceful retreat. The spacious living room, complete with a log burner, is the perfect space for relaxation with its moody and stylish interiors.

The large conservatory is south-facing, flooding the home with natural light, and opens directly onto a sizeable patio area, perfect for entertaining. A hot tub adds to the outdoor enjoyment, while steps lead down to a large lawn that backs onto peaceful fields and woodlands, offering complete tranquillity.

The property boasts four double bedrooms, all located to the rear of the home to take advantage of the green outlook. The master bedroom is a luxurious sanctuary, complete with a modern ensuite shower room. The three further bedrooms are serviced by a sleek, large family bathroom featuring a walk-in shower.

Externally, there is off-road parking for multiple vehicles, as well as a detached double garage providing ample storage or space for vehicles. To the lower level of the home, a large lounge area offers the ideal space for entertainment or a retreat for older children, while a versatile additional room could easily be transformed into a home office or gym to suit your individual needs.

There are also solar panels which are owned outright and contribute towards the energy

efficiency of the property.

This remarkable property seamlessly blends contemporary living with natural beauty, offering a rare opportunity to enjoy peaceful country living with all the conveniences of modern life.

Location



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

Kitchen

18'4" x 18'0" max (5.61 x 5.50 max)



Tiled flooring. Wall mounted radiator. Range of wall and base units with granite work surfaces above. Wash hand basin. Space for dishwasher. Space for American style fridge freezer. Range master cooker. Wooden double glazed window to the front aspect. Kitchen island with storage underneath and breakfast bar incorporated. Access into hallway. Ceiling light. Inset spotlights.

Dining Area

11'4" x 9'10" max (3.47 x 3.00 max)



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the front aspect. Access into bedroom three. Access into snug. Open plan access into hallway. Ceiling light.

Snug Area

11'9" x 11'3" max (3.59 x 3.45 max)



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the front aspect. Access into dining area. Access into living room. Access into bedroom four. Ceiling light.

Lounge

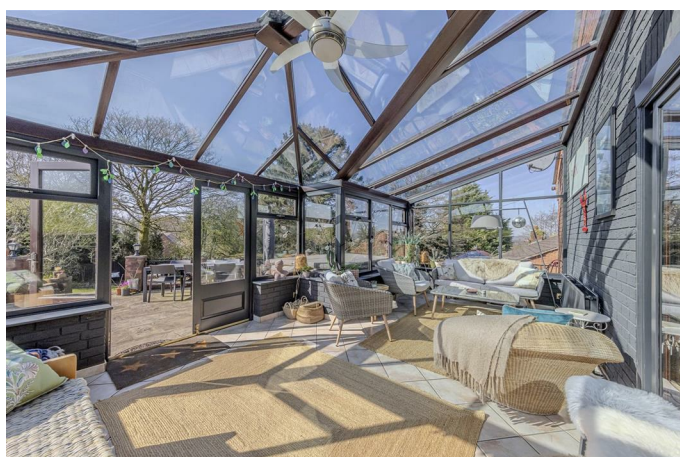
24'2" x 16'7" max (7.39 x 5.06 max)



Oak flooring. Wall mounted radiator. Wooden double glazed windows to the front and rear aspect. Wall lights. Log burner. Access into conservatory. Access into snug area. Ceiling lights.

Conservatory

19'9" x 12'6" max (6.02 x 3.83 max)



Tiled flooring. Wall mounted radiator. Access to outside. Access into living room. Ceiling light.

Utility

11'3" x 4'1" (3.44 x 1.27)



Tiled flooring. Wall mounted radiator. Access to outside. Plumbing for washing machine. Boiler. Wooden double glazed window to the front aspect. Ceiling light. Access into kitchen.

Hallway



Fitted carpet. Wall mounted radiator. Access into kitchen. Stairs leading down to lower ground floor. Open Plan access into dining area. Wall light. Ceiling light. Wooden double glazed window to the front aspect.

Bedroom One

15'5" x 15'7" max (4.72 x 4.75 max)



Fitted carpet. Wall mounted radiator. Wooden double glazed bay window to the rear aspect. Fitted wardrobes. Fitted storage units. Access to ensuite. Inset spotlights.

En Suite

8'7" x 3'6" (2.64 x 1.07)



Tiled flooring. Heated towel rail. WC. Pedestal wash hand basin. Obscured Wooden double glazed window to the side aspect. Shower. Inset spotlights.

Bedroom Two

14'4" x 9'10" max (4.39 x 3.02 max)



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

Bedroom Three

12'4" x 9'10" max (3.76 x 3.02 max)



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the rear aspect. Loft access. Ceiling light.

Bedroom Four

11'4" x 12'6" max (3.46 x 3.82 max)



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the rear aspect. Inset spotlights.

Shower Room

6'8" x 9'4" max (2.04 x 2.85 max)



Tiled flooring. Heated towel rail. WC. Vanity style wash handbasin. Obscured Wooden double glazed window to the side aspect. Walk-in shower with rain style shower. Inset spotlights.

Lower Level Living Area

22'3" x 17'9" max (6.79 x 5.42 max)



Fitted carpet. Wall mounted radiator. Wall lights. Wooden double glazed window to the front aspect. Access to outside. Inset spotlights.

Lower Level Hobby Room

10'2" x 16'10" max (3.11 x 5.15 max)



Fitted carpet. Wall mounted radiator. Under stairs storage. Wall lights.

Lower Level Study

8'4" x 11'5" max (2.55 x 3.48 max)

Fitted carpet. Wall mounted radiator. Wall light.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

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.

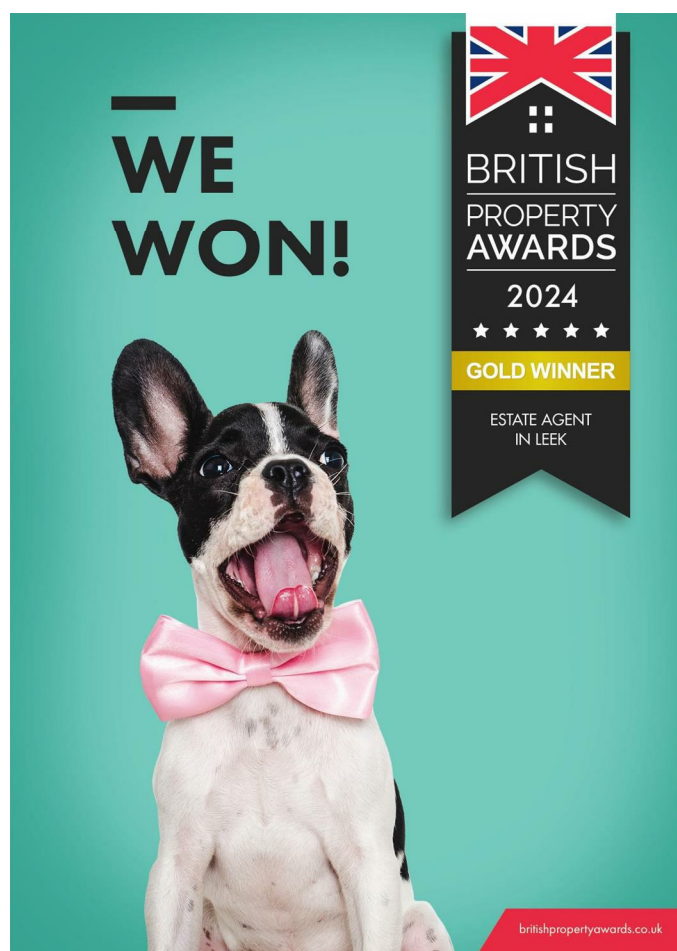
You Will Need A Solicitor!

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.

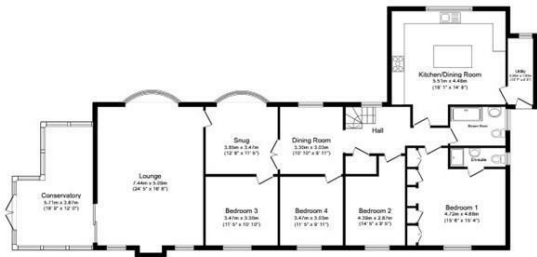
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

Floor Plan



Lower Level

Floor area 61.0 sq.m. (656 sq.ft.)



Ground Floor

Floor area 180.7 sq.m. (1,945 sq.ft.)



Double
Garage

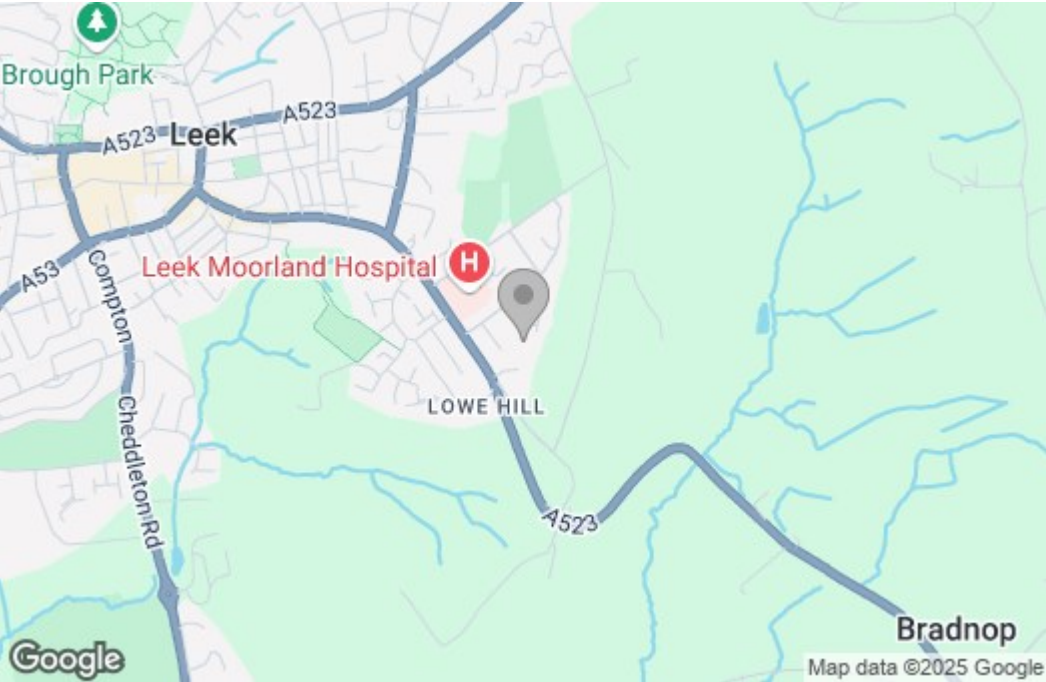
Floor area 28.8
sq.m. (309 sq.ft.)

Total floor area: 270.4 sq.m. (2,911 sq.ft.)

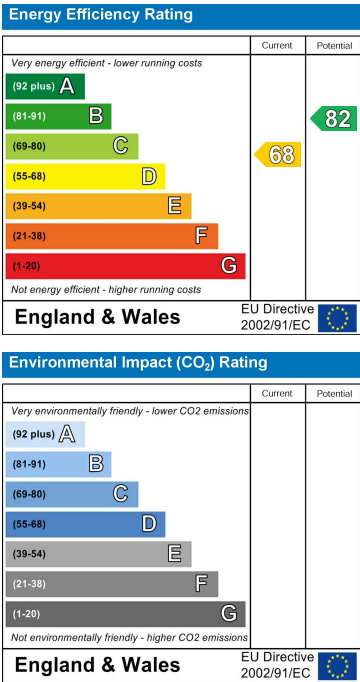
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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