



## **Spectrum Edgefields Lane, Staffordshire, ST9 9NS**

**Asking price £350,000**

Call us to arrange a viewing 9am - 9pm 7 days a week!

'A breath-taking view can inspire your spirit.' - Unknown

This impressive three-bedroom semi-detached home, set in the sought after village location of Stockton Brook is beautifully presented and offers spacious living accommodation throughout with views you'll never tire of!

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

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### Denise White Estate Agents Comments

Set in an elevated position in a desirable semi-rural location, this beautifully renovated three-bedroom semi-detached property offers generous living space, contemporary interiors, and stunning panoramic views—making it an ideal long-term home for growing families.

Immaculately presented throughout, the accommodation begins with a welcoming entrance porch providing useful storage solutions. The heart of the home is a stylish, modern kitchen featuring high-gloss cabinets, integrated appliances, and direct access to a large balcony—perfect for alfresco dining while enjoying the magnificent outlook.

Spanning over 7 metres, the impressive lounge diner is bathed in natural light and designed with contemporary elegance in mind. Bifold doors open to a spacious conservatory at the rear.

Upstairs, you'll find three generously sized bedrooms wardrobes offering ample storage solutions and neutral interiors. The standout family bathroom features a luxurious free-standing bath and a separate walk-in shower, all finished to a high specification.

Externally, the property benefits from off-road parking for two vehicles and a garage. To the front, tiered slate-laid borders provide low maintenance, while steps lead up to the home. A tiled patio to the front leads to an expansive turfed balcony—an ideal spot to take in the spectacular views. To the rear, a second tiled patio area features charming rockery garden beyond.

Perfectly positioned to combine peace and privacy with convenience, this home is within easy reach of local amenities, schools, and transport links. Offering both style and practicality, this exceptional property is a rare opportunity not to be missed.

### Location



The property's location is in a most desirable, well established residential area, within easy travelling distance to country pubs and walks creating great opportunities for recreational activities. There is easy access to local amenities, public transport and the major road network links of the A50, A500 and M6. Also located within the catchment area of the most popular Endon schools.

### Entrance Porch

4'1" x 3'8" (1.26 x 1.13 )

Tiled flooring. Cloakroom. Composite door to the front aspect. Ceiling light. Access into: –

### Inner Hall

4'6" x 9'4" (1.39 x 2.85 )



Continued tiled flooring. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light.

## Kitchen

9'3" x 20'2" (2.84 x 6.15 )



Tiled flooring. A range of gloss wall and base units with work surfaces above. Integrated dishwasher, BOSCH electric, split oven with grill, BOSCH induction hob with extractor fan above, sink and drainer unit with mixer tap above. Space for freestanding fridge freezer. Built-in breakfast bar area. UPVC door to the side aspect. UPVC double glazed window to the rear aspect. Radiator. Inset spotlights. Access into conservatory.

## Living Room

10'11" x 25'1" (3.35 x 7.65 )



Fitted carpet. Two Wall mounted radiators. Upvc double glazed window to the front aspect. Wall mounted electric fire. Bifold doors to the rear aspect into conservatory. Two ceiling lights.

## Conservatory

11'5" x 13'5" (3.49 x 4.10 )



Tiled effect flooring. UPVC double glazed windows to the side and rear aspect. French doors to the side aspect. Bifold doors into living room. Ceiling light.

## WC

2'4" x 3'11" (0.73 x 1.21 )



Continue tiled flooring. Low-level WC. Wall mounted radiator. UPVC double glazed window to the side aspect. Ceiling light.



### First Floor Landing

8'3" x 9'4" (2.53 x 2.86)



Fitted carpet. Wall mounted radiator. Glass balustrade. Two UPVC double glazed windows to the side aspect. Inset spotlights. Loft access.

### Bedroom One

12'8" x 10'11" (3.87 x 3.34 )



Fitted carpet. A range of wardrobes. Wall mounted radiator. UPVC double glazed window to the front aspect. Inset spotlights.

### Bedroom Two

10'11" x 12'0" (3.35 x 3.68 )



Fitted carpet. A range of wardrobes. Wall mounted radiator. UPVC double glazed window to the rear aspect. Inset spotlights.

### Bedroom Three

8'1" x 9'4" (2.48 x 2.87 )



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

## Bathroom

7'10" x 9'3" (2.39 x 2.83 )



Wood effect flooring. Low-level WC. Wash handbasin with storage underneath. Wall mounted towel rail. Walk-in shower. Freestanding style bath. UPVC double glazed window to the front aspect. Inset spotlights. Extractor fan.

## Garage

19'4" x 10'0" (5.91 x 3.07 )



Door to side. Electric door. Power and lighting.

## Outside



## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

## 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

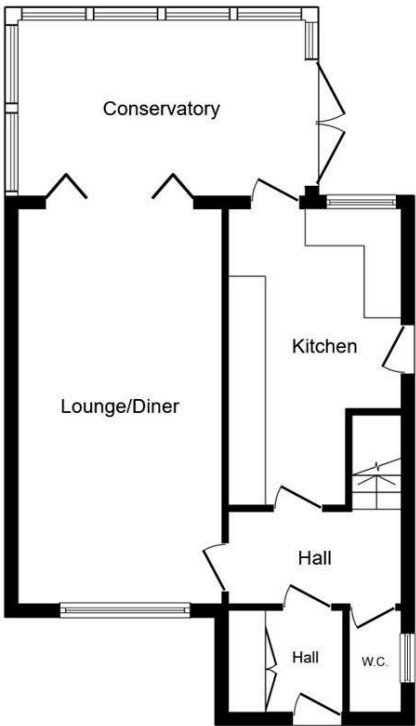
inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

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.

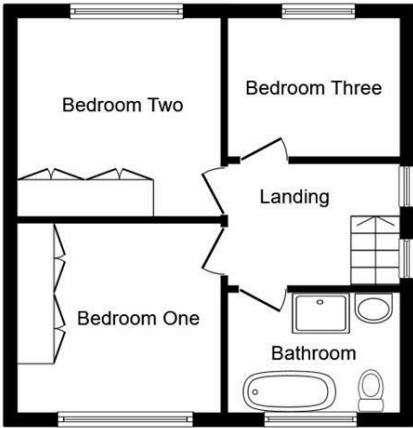
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



Floor Plan



Ground Floor

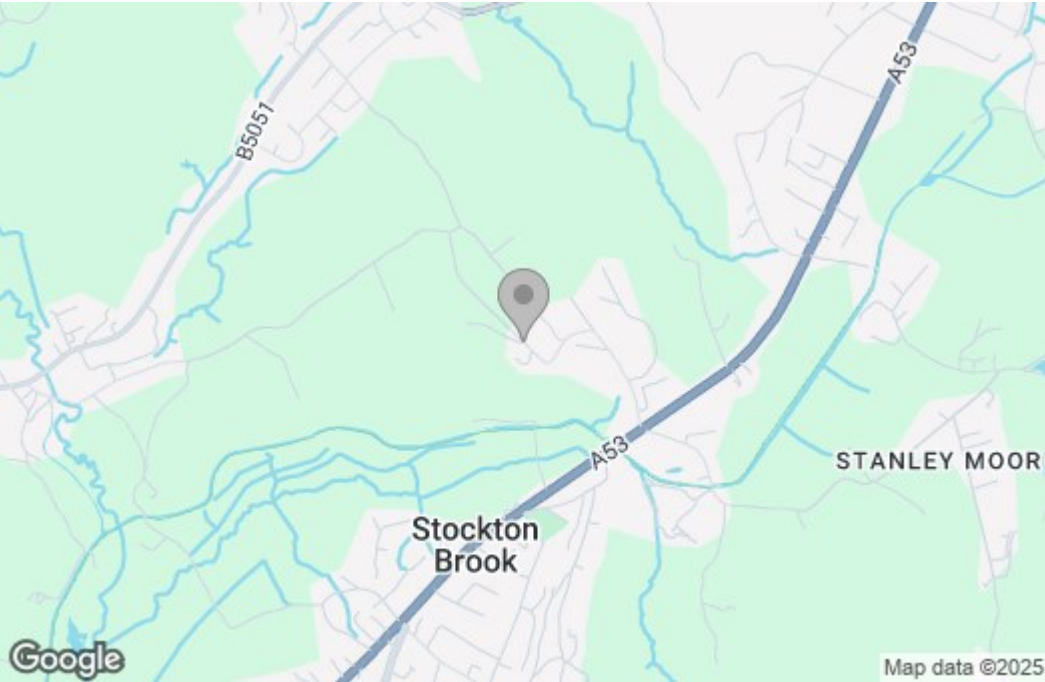


First Floor

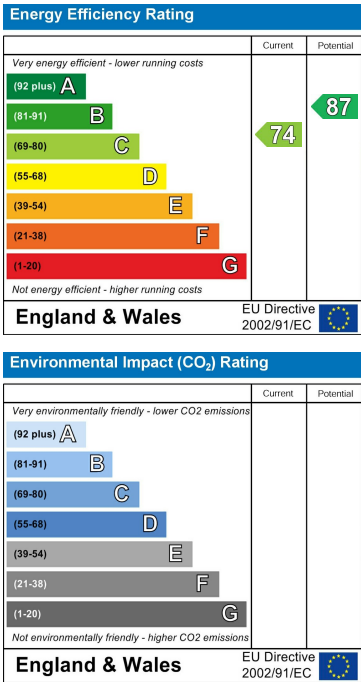


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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.