



**14 Regency Drive, Staffordshire, ST9 9LG**

**Offers in the region of £575,000**

"The best traditional houses are anchored by a low-key sophistication—elegance and refinement balanced by understatement and an abundance of comfort." – Gil Schafer

This impressive detached residence boasts spacious and neutrally decorated interior with ample rooms for families to grow. Situated in a quiet and secluded plot surrounded by woodland and greenery, the property features four bedrooms, three reception rooms and a double garage with front and rear lawned gardens.



### Denise White Estate Agents Comments

Tucked away in one of the area's most desirable residential closes, this impressive four-bedroom detached executive home offers spacious, traditional accommodation ideal for families looking to put their own stamp on a property in a peaceful and picturesque setting. Built in 2001 and backing onto open fields and woodland, the home enjoys a serene backdrop and a high degree of privacy – perfect for those seeking tranquillity without compromising on space or potential.

Internally, the property welcomes you into a generous entrance hall, decorated in light and neutral tones, setting the tone for the rest of the home. The large living room enjoys a bright front-aspect bay-style window and French doors opening to the rear garden, seamlessly connecting indoor and outdoor living. Double doors lead into a separate reception room, ideal for formal dining or entertaining guests.

A well-proportioned kitchen provides ample storage with modern gloss cabinets and further French doors to the garden, creating a lovely space for family meals or social gatherings. A separate snug offers flexibility – perfect as a playroom, teen retreat or a quiet home office. A practical utility room and a downstairs WC further enhance the functionality of this family home.

Upstairs, a spacious galleried landing adds a touch of grandeur and leads to four well-sized bedrooms. The principal suite boasts extensive built-in wardrobes, calming green views over the garden, and a generous en suite shower room. Two further large double bedrooms and a fourth single room – ideal for a child's room or office – are served by a spacious family bathroom complete with both a bath and separate shower.

Outside, the home is set on a substantial plot with well-maintained wraparound lawns, mature hedgerow borders, and a lovely summerhouse for peaceful relaxation. A driveway provides ample off-road parking and leads to a double garage.

In all, this is a superb opportunity for couples or growing families to acquire a substantial home in an exceptional location, with the scope to modernise and personalise over time to create a dream forever home.

### Location



The property's located in a quiet cul de sac 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 Hall

10'2" max. x 14'0" max (3.12 max. x 4.28 max )



Wood effect flooring. Composite door to the front aspect. Wall mounted radiator. Wooden double

glazed window to the front aspect. Stairs to the first floor accommodation with storage underneath. Coving. Ceiling light.

### Snug

9'8" x 7'4" (2.97 x 2.25 )



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

### WC

3'2" x 9'7" (0.99 x 2.93 )



Vinyl flooring. Pedestal wash handbasin. Low-level WC. Wall mounted radiator. Obscured wooden double glazed window to the side aspect. Ceiling light.

### Utility

4'11" x 10'5" (1.52 x 3.20 )



Continued tiled flooring. Wooden door to the side aspect. Wall mounted radiator. Wooden base units with laminate worksurfaces above. Integrated stainless steel sink and drainer unit with mixer tap above. Undercounter space for washing machine and tumble dryer. Ceiling light.

### Kitchen

14'2" x 10'6" (4.34 x 3.21 )



Tiled flooring. Range of gloss wall and base units with laminate worksurfaces above. Integrated stainless steel sink and drainer unit with mixer tap above, dishwasher, gas hob with extractor fan above, split electric oven. Wooden double glazed window to the rear aspect. French doors to the rear aspect. Wall mounted radiator. Inset spotlights.

## Dining Room

9'5" x 10'10" (2.89 x 3.32 )



Fitted carpet. Wall mounted radiator. Wooden double glazed window to the rear aspect. Double doors into living room. Coving. Ceiling light.

## Living Room

11'1" x 21'9" into bay (3.38 x 6.65 into bay )



Fitted carpet. Wooden double glazed bay window to the front aspect. Three wall mounted radiators. French doors to the rear aspect. Two wall lights. Coving. Ceiling light.

## First Floor Landing



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

## Bedroom One

13'1" max x 16'5" max (3.99 max x 5.02 max )



Fitted carpet. Wall mounted radiator. Range of fitted wardrobes. Wooden double glazed window to the rear aspect. Ceiling light. Access into: –



### Ensuite

6'10" x 6'9" (2.10 x 2.06 )



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Wall mounted radiator. Shower enclosure with shower. Obscured wooden double glazed window to the rear aspect. Extractor fan. Inset spotlights.

### Bedroom Two

14'9" max x 11'0" max (4.51 max x 3.37 max )



Fitted carpet. Built in drawers. Built-in wardrobes. Wall mounted radiator. Wooden double glazed window to the front aspect. Ceiling light.

### Bedroom Three

11'6" x 11'1" (3.52 x 3.40 )



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

### Bedroom Four

8'0" x 8'2" (2.45 x 2.49 )



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

## Bathroom

9'5" x 8'8" (2.89 x 2.65 )



Vinyl flooring. Low-level WC. Pedestal wash hand basin. Fitted bath with shower attachment. Shower enclosure with shower. Wall mounted radiator. Partially tiled walls. Obscured wooden double glazed window to the side aspect. Extractor fan. Inset spotlights.

## Garage

18'6" x 17'3" (5.66 x 5.28 )

Upvc door to the rear aspect. Obscured window to the side aspect. Power and lighting. Boiler. Consumer unit.

## Outside



The property sits on a large plot with paved driveway leading to a double garage. There is gated access to the rear of the property with a large lawned garden and mature hedgerow surrounding. There is also a large lawned front garden.

## Agents Notes

Tenure: Leasehold - 999 year lease from 2001 (975 years remaining)

Ground Rent: £100 per annum

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

## 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

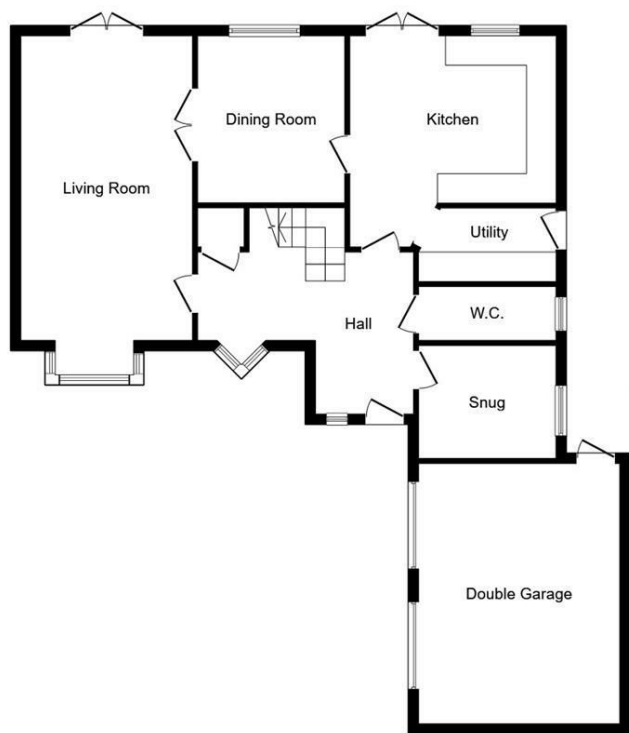


missed calls, and, crucially, their expertise in the local marketing area.

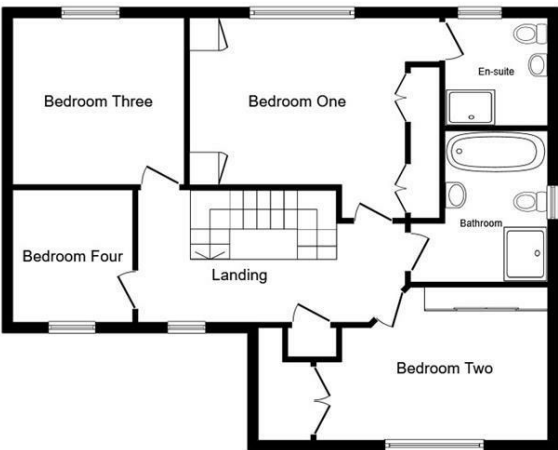
The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.



Floor Plan



Ground Floor

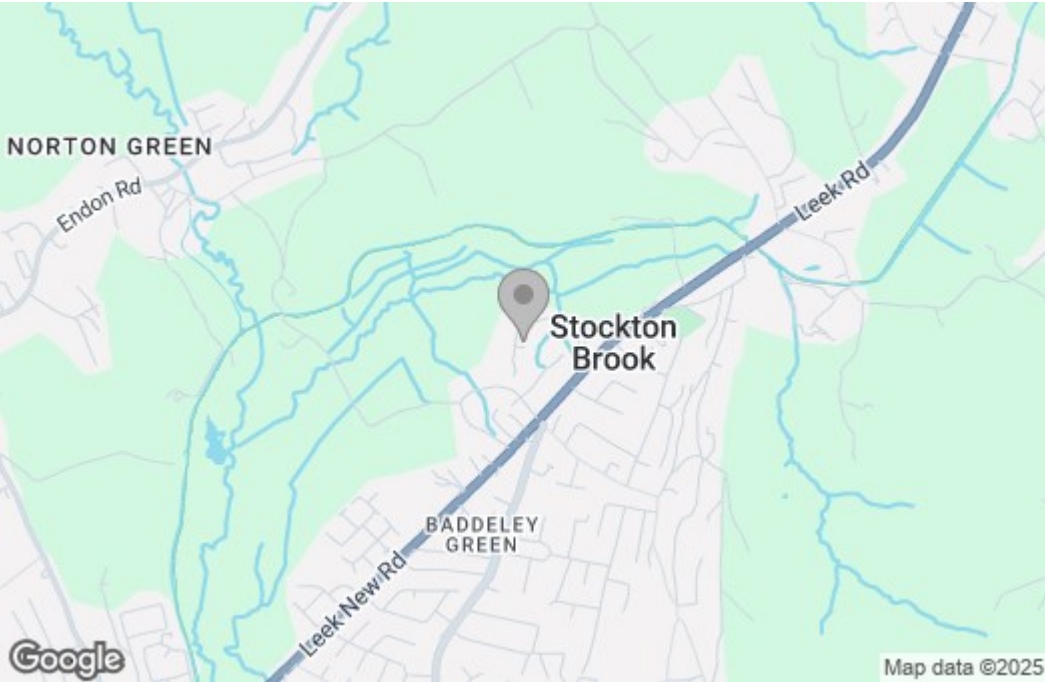


First Floor

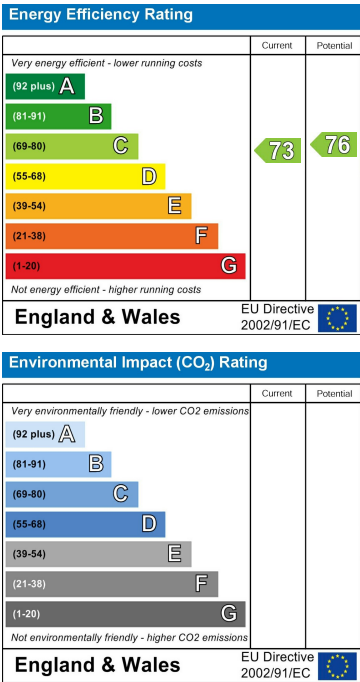


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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