



4 Nab Hill Court, Leek, ST13 8BZ

£595,000

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"The ultimate luxury is being able to relax and enjoy your home" ~Jeff Lincoln

Situated on Nab Hill Court, an exclusive cul-de-sac in the sought-after West End of Leek, this executive detached family home offers spacious, versatile accommodation and stunning views over the Staffordshire Moorlands. Beautifully presented throughout, the property features a stylish living kitchen, four double bedrooms including two with en-suites, and superb landscaped gardens to the rear. With ample parking, an integral garage, and an enviable location close to excellent schools and town amenities, this is an exceptional family home not to be missed.

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Denise White Estate Agents Comments

Situated on Nab Hill Court, an exclusive cul-de-sac in a highly desirable location in the West End of Leek, this executive detached family home offers spacious, versatile accommodation perfectly suited to modern family life. The property enjoys a fabulous landscaped garden and boasts beautiful views across the surrounding Staffordshire Moorlands countryside.

Upon entering, a generous entrance hall provides a warm welcome, with stairs leading to the first floor and doors giving access to the downstairs WC, lounge, and living kitchen. The lounge, positioned to the front aspect, offers a comfortable and inviting space for the family to relax. Spanning the rear of the property, the impressive living kitchen features a comprehensive range of units with granite work surfaces and a breakfast bar, alongside ample space for dining or casual seating. French doors lead through to the dining room, which overlooks the rear garden, while a useful utility room sits conveniently off the kitchen.

To the first floor, there are four double bedrooms, two of which benefit from modern ensuite shower rooms, together with a stylish family bathroom.

Externally, the property provides ample off-road parking to the front, a neat lawned garden, and an attached garage. To the rear, a wonderful landscaped garden offers paved patio seating areas and lawns bordered by mature trees and shrubs, backing onto open space and taking full advantage of the beautiful countryside views.

Nab Hill Court is ideally positioned within easy reach of highly regarded schools, local shops, and supermarkets, while being just a short distance from Leek town centre, which is home to a wide variety of independent shops, cafés, and restaurants.

This outstanding property combines executive style, space, and a sought-after location, making it an ideal family home. Early viewing is strongly recommended to avoid disappointment.

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 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.

Entrance Hall



Composite entrance door to the front aspect. Obscured uPVC window to the front aspect. Wood effect Karndean flooring. Stairs leading to the first floor. Radiator. Ceiling light. Doors leading into:-

WC

4'6" x 3'6" max overall (1.38 x 1.09 max overall)

Fitted with a low-level WC and wall mounted corner wash hand basin with mixer tap. Wood effect Karndean flooring. Radiator. Ceiling light.

Lounge

18'7" x 11'8" (5.67 x 3.56)



Carpet. Radiator. Coal effect gas fire set on a granite hearth an inset with ornate wooden surround. Coving to the ceiling. uPVC window to the front aspect. Ceiling light.

Dining Kitchen

29'7" x 9'5" extending to 14'8" (9.04 x 2.89 extending to 4.48)



Fitted with a range of wall and base units with granite work surfaces over incorporating an inset 'Franke' one and a half bowl stainless steel sink and drainer unit with hose mixer tap and built in waste disposal. Integrated gas hob with extractor over, double electric oven, warming drawer, dishwasher, Wine fridge, and fridge freezer. uPVC French doors leading to the garden. uPVC window to the rear aspect. Karndean flooring. Two radiators. Wall mounted upright radiator. French doors leading to the dining room. Door leading to the utility room. Ceiling spotlights.

Dining Room

15'5" x 9'3" extending to 15'1" (4.70 x 2.82 extending to 4.61)



Karndean flooring. Radiator. uPVC window to the rear aspect. uPVC French doors leading to the rear

patio. Two wall lights. Ceiling light. uPVC window to the front aspect.

Utility Room

9'4" x 5'6" (2.87 x 1.70)



Fitted with wall and base units with worksurface over incorporating stainless steel sink and draining unit with mixer tap. Vinyl flooring. Plumbing for automatic washing machine. Space and outlet for a tumble dryer. Radiator. Composite door to the side aspect. Obscured uPVC window to the side aspect. Ceiling spotlights.

First Floor Landing



Carpet. Radiator. Velux window to the front aspect. Loft Access. Ceiling spotlights. Doors leading into:-

Bedroom One

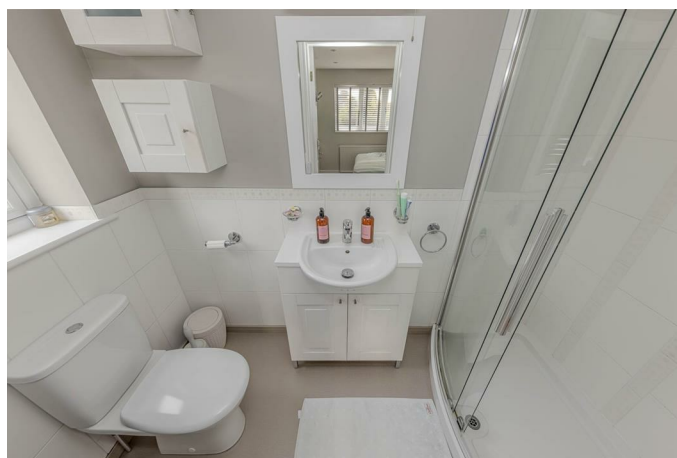
12'0" extending to 16'4" x 11'8" (3.67 extending to 4.98 x 3.57)



Carpet. Radiator. uPVC window to the front aspect. Fitted with a range of built-in wardrobes and bedroom furniture. Ceiling spotlights. Door leading into: -

Ensuite

8'0" max into shower x 3'10" (2.45 max into shower x 1.17)



Fitted with a suite comprising of low-level WC, vanity wash hand basin unit and fully tiled shower cubicle. Vinyl flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling spotlights.

Bedroom Two

9'1" extending to 13'6" x 16'9" (2.77 extending to 4.14 x 5.13)



Carpet. Radiator. uPVC window to the front aspect. Ceiling spotlights. Door leading into: –

En-suite

6'8" x 5'8" (2.04 x 1.74)



Fitted with a suite comprising of low-level WC, vanity wash hand basin unit and corner shower cubicle. Vinyl flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling spot

Bedroom Three

11'9" extending to 16'8" x 11'3" (3.60 extending to 5.10 x 3.43)



Carpet. Radiator. uPVC window to the rear aspect. Under eaves storage. Ceiling spotlights.

Bedroom Four

11'7" x 9'3" (3.54 x 2.82)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

8'6" x 8'3" (2.61 x 2.52)



Fitted with a suite comprising of freestanding double ended bath with freestanding shower mixer tap and vanity unit housing a low-level WC and wash hand basin. Vinyl flooring. Part tiled walls. Wall mounted heated towel rail. Airing cupboard off. Ceiling spotlights.

Outside



To the front of the property there is a neat lawned garden and ample driveway parking which leads to the attached garage, giving the home both practicality and curb appeal.

Garden



The gardens at this wonderful home are a true highlight, perfectly complementing the property's peaceful setting and impressive outlook. The beautifully landscaped garden offers a combination of paved patio seating areas—ideal for outdoor dining and entertaining—and well-kept lawns bordered by mature trees, shrubs, and flowering beds that provide colour and privacy throughout the seasons. The garden backs onto an open space, creating a sense of tranquillity and allowing for uninterrupted views across the surrounding Staffordshire Moorlands countryside.

Agents Notes

All new windows and external doors fitted in 2024.

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.

WE WON!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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 Need A Mortgage?

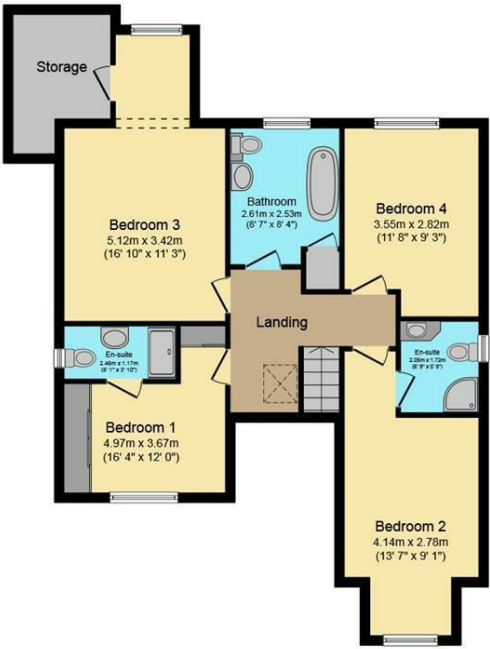
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Ground Floor

Floor area 99.0 sq. m. (1,066 sq. ft.) approx



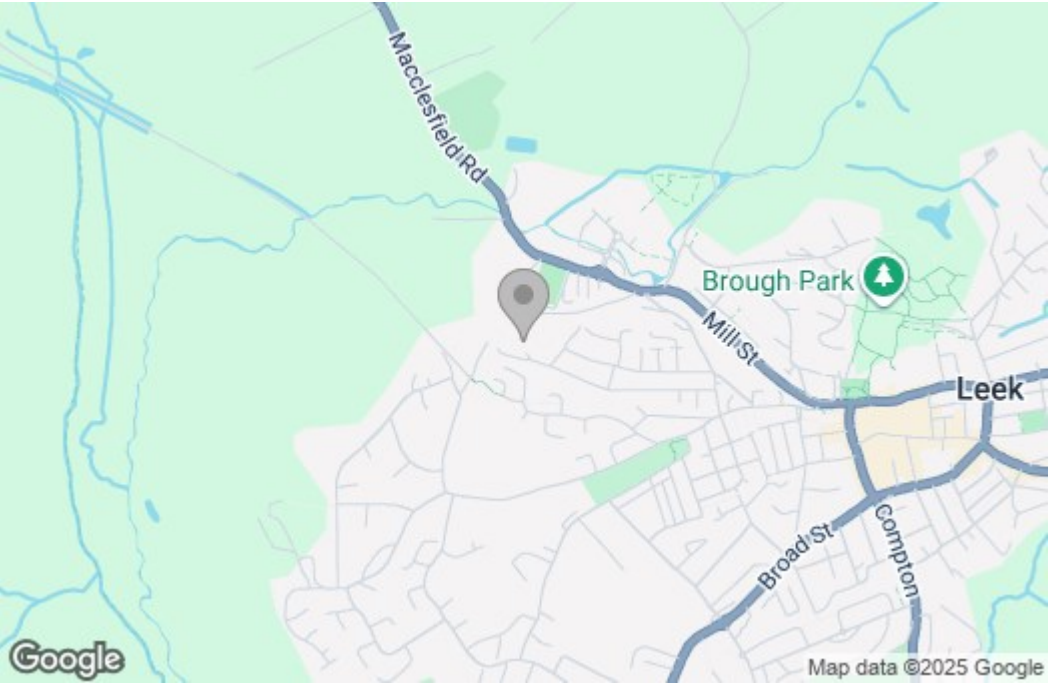
First Floor

Floor area 86.0 sq. m. (926 sq. ft.) approx

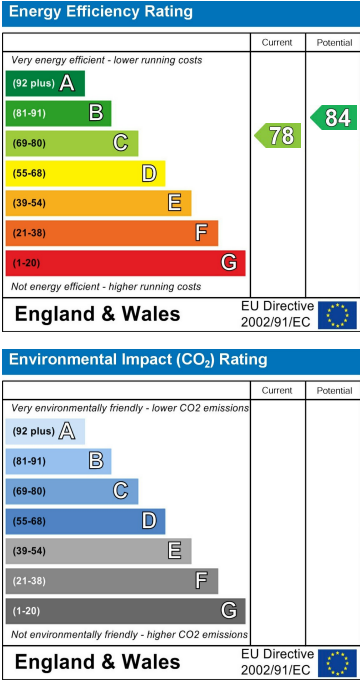
Total floor area 185.0 sq. m. (1,991 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.