



59 Newcastle Road, Leek, Staffordshire, ST13 5RT

Asking price £495,000

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'A garden is not a place, it is a journey.' - Monty Don

Experience the journey of this breath taking detached family home and explore the wonders of the picturesque rear garden. This formidable home offers space and character in abundance with four double bedrooms and a range of outdoor space.

#SubstantialFamilyHome #OutstandingRearGarden #RareOpportunity

Denise White Agents Comments

Denise White Estate Agents are delighted to present the extremely rare opportunity to acquire a beautiful four-bedroom detached property situated on a substantial plot on the outskirts of the popular market town of Leek. With a breath taking, south-facing rear garden, integral double garage, and ample accommodation, this impressive residence truly is an opportunity not to be missed.

Internally, the welcoming spacious entrance hall features the staircase leading up to a galleried landing. The large living room boasts a cosy inglenook fireplace and French doors leading to the immaculate rear garden making it the ideal space to unwind throughout the seasons. Double doors lead through into the dining room creating a fluency between both spaces whilst allowing them to be separate if desired. Towards the rear of the property the stunning, open-plan kitchen features modern cabinetry creating a harmonious juxtaposition between the 'cottage feel' of the property and the large bright rooms. The kitchen opens on to the glorious sun room which is south-east facing making it a real sun trap. There is also a rear porch which allows access to the side of the property and a large utility room perfect for helping to keep on top of the demands of modern-day family living. An integral double garage offers secure parking facilities and ample storage space.

Ascending to the first floor, each of the four double bedrooms afford wonderful views over the impressive rear garden creating a peaceful and tranquil space to relax at the end of the day. The main bedroom spans the depth of the property allowing light to flood the space from both aspects as well as featuring a range of built in wardrobes creating ample storage solutions. There is also an en-suite shower room for added convenience. A large family bathroom with separate fitted bath and shower service the three remaining double bedrooms.

Outside is where this property provides the extra wow. The space seamlessly connects with the home interior via French doors leading from the

living room and sun room. The extensive garden is mainly laid to lawn and spans over three tiers each of which is designed with stunning borders well stocked with mature shrubs. A paved pathway leads through the garden past a stone pond to the bottom of the garden. A large summerhouse is the perfect addition and can serve many purposes such as a separate office situated away from the property or an independent space for older children.

In summary, this magnificent family home offers endless opportunities with immaculate, spacious accommodation throughout and a spectacular rear garden. Just a stone's throw from the town centre and luscious green spaces such as Ladderedge Country Park offering the best of both worlds. With its sizeable plot, and easy access to a range of local amenities, this property truly is one of a kind.

Location



Located on the outskirts of the market town of Leek, within easy reach of all the local amenities.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoiled town center 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 centers, 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 specialty 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 collectibles 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 hall

7'9" x 15'10" (2.37 x 4.83)



Wood effect flooring. Wooden door to the front aspect. Windows to the front and side aspect. Storage cupboard. Wall mounted radiator. Stairs off to the first floor accommodation. Coving. Spotlights. Mains smoke alarm.

Living Room

23'2" x 12'0" (7.08 x 3.66)



Fitted carpet. Two wall mounted radiators. Bay style window to the front aspect. Window to the rear aspect. French doors to the rear aspect. Inglenook fireplace with log burner and exposed brick surround. Two wall lights. Exposed beams. Coving. Ceiling light. French doors into dining room.

Dining Room

11'10" x 9'8" (3.63 x 2.97)



Fitted carpet. Wall mounted radiator. Bay style window to the rear aspect. Two wall lights. Coving. Ceiling light.

Kitchen

25'11" x 10'2" (7.90 x 3.12)



Laminate flooring. A range of gloss wall and base units with work surfaces over. Integrated stainless steel sink and drainer unit with mixer tap above. Integrated microwave and dish washer. Space for range style cooker with extractor above. Space for American style fridge freezer. Wall mounted radiator. Inset spotlights. Exposed beams.

Sun Room Area



Continued tiled flooring. uPVC double glazed windows to the side and rear aspects. French doors to the side aspect. Two wall lights. Wall mounted electric radiator.

Rear Porch

5'4" x 7'10" (1.64 x 2.40)



Continued laminate flooring. Wooden door to the side aspect. Access to double garage. Ceiling light.

Utility

7'2" x 8'6" (2.19 x 2.61)



Continued laminate flooring. Wall mounted radiator. Base units with work surface over. Integrated stainless steel sink and drainer unit with mixer tap above. Space under work surface for washing machine and tumble dryer. Window to the rear aspect. Wall mounted combination boiler. Ceiling light.

WC

3'1" x 7'0" (0.95 x 2.15)



Tiled flooring. Tiled walls. Wall mounted radiator. Pedestal wash hand basin. Low level WC. Spotlights. Window to the side aspect.

First Floor Landing



Fitted carpet. Storage cupboards. Wall mounted radiator. Window to the front aspect. Loft access. Ceiling light. Spotlights. Mains smoke alarm

Bedroom One

12'0" x 22'2" (3.66 x 6.78)



Fitted carpet. Two wall mounted radiators. Windows to the front and rear aspects. A range of built in wardrobes, drawers and over head storage. Two ceiling lights.

En-suite

4'1" x 3'3" (1.26 x 1.01)



Fitted carpet. Pedestal wash hand basin. Shower cubicle with shower. Partially tiled walls. Inset spotlights.

Bedroom Three

9'9" x 11'10" (2.98 x 3.63)



Fitted carpet. Window to the rear aspect. Wall mounted radiator. Built in wardrobes and over head storage. Ceiling light.

Bedroom Two

10'8" x 12'0" (3.26 x 3.66)



Fitted carpet. Wall mounted radiator. Window to the rear aspect. Built in wardrobes. Ceiling light.

Bedroom Four

7'1" x 13'9" (2.17 x 4.21)



Fitted carpet. Window to the rear aspect. Wall mounted radiator. Loft access. Ceiling light.

Bathroom

9'5" x 9'8" (2.89 x 2.95)



Tiled flooring. Fully tiled walls. Fitted bath. Shower cubicle with shower. Vanity unit incorporating wash hand basin and low level WC. Obscured window to the side aspect. Wall mounted radiator. Spotlights.

Integral Double Garage

Power and Lighting. Two electric up and over doors to the front aspect.

Outside

To the front, the property is well set back from the road and is bordered by mature hedgerow. A tarmac drive leads to the double integral garage with a lawned area to the side. To the rear of the property is a large garden made up of three tiers

with a stone pathway leading through. The garden is mainly lawned with mature borders. To the second tier is an inset stone pond with paved pathway which leads to the bottom of the garden. The garden is bordered by hedgerow to the side and rear aspects.

Summer House

12 x 20 (3.66m x 6.10m)

Wooden flooring. Window to the side aspect. French doors to the front aspect. Electric heating. Two ceiling lights. Power.

Agents 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



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all 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 advice.

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!



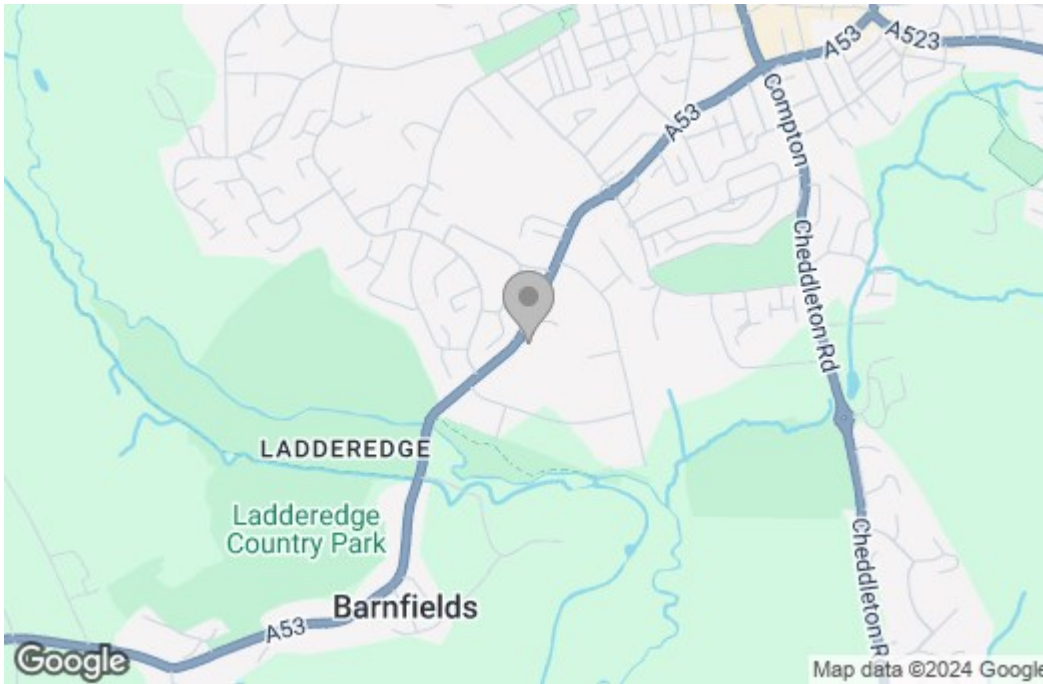
Floor Plan



Total area: approx. 2373.7 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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