



6 Farm Lea Ball Green, ST6 8BL



Offers in excess of £300,000

Carters are delighted to present to the market this exquisite detached residence, discreetly positioned within a quiet cul-de-sac. This elegant home offers the perfect balance between contemporary living and the serenity of the countryside, with far-reaching views over the rolling hills surrounding Leek.

Beautifully proportioned and extending to approximately 1,238 square feet, the property has been thoughtfully designed to meet the needs of modern family life while maintaining an unmistakable sense of comfort and sophistication. The interior is both welcoming and functional, comprising four generously appointed bedrooms. The principal suite benefits from a private en suite bathroom, offering a secluded sanctuary for rest and relaxation. At the heart of the home lies a spacious open-plan lounge and dining area, creating an inviting environment ideal for both everyday living and entertaining. The kitchen, impeccably designed and finished, is complemented by a separate utility room, enhancing the home's practicality without compromising on style. In addition, the ground floor boasts a dedicated office and a playroom, offering versatile spaces that adapt effortlessly to both professional and family life.

Externally, the property continues to impress! The south-facing garden has been beautifully landscaped to provide a tranquil and private setting for outdoor living. An Indian stone patio offers the perfect venue for all fresco dining and summer entertaining, bordered by a well-maintained lawn and an array of seasonal plants and shrubs that deliver year-round colour and interest. A charming pergola shelters a bespoke play area, thoughtfully finished with artificial grass to ensure both beauty and ease of maintenance.

DON'T MISS THE OPPORTUNITY TO MAKE THIS LOVELY PROPERTY YOUR NEW HOME.

6 Farm Lea

Ball Green, ST6 8BL

Offers in excess of £300,000







Entrance Hallway

Composite double glazed entrance door to the front elevation.

Coving to the ceiling. Access to the stairs. Radiator. Amtico flooring.

Kitchen

11' x 8'7" (3.35m x 2.62m)

UPVC double glazed window to the front elevation.

Fitted shaker style kitchen with a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half sink with a hose tap and a drainer. Electric built in oven/grill. Four ring gas hob with a built in extractor over. Space for an under counter fridge. Partially tiled walls. LED plinth lighting. Tiled flooring.

Utility Room

4'8" x 8'7" (1.42m x 2.62m)

UPVC double glazed entrance door to the side elevation.

Fitted wall and base units with laminate work surfaces. Space and plumbing for a washing machine and a tumble dryer. Stainless steel sink with a mixer tap and a drainer. Tiled flooring.

Lounge Area

14'2" x 11'8" (4.32m x 3.56m)

UPVC double glazed window to the rear elevation.

Electric stove fire with a solid oak mantle. Fitted storage cupboards with shelving. Coving to ceiling. TV aerial point. Radiator.

Dining Area

9'2" x 8'8" (2.79m x 2.64m)

UPVC double glazed double doors to the rear elevation.

Coving to ceiling. Feature wall paneling. Radiator. Laminate flooring.

Play Room / Conservatory

9'2" x 11'1" (2.79m x 3.38m)

UPVC double glazed french doors to

the rear and side elevations. UPVC double glazed windows to the rear and side elevations.

Aluminum tiled and fully insulated roof. Recessed ceiling down lighters. Radiator. TV aerial point. Vinyl flooring.

Office

11'42 x 7'11" (3.35m x 2.41m)

UPVC double glazed window to the front elevation.

Recessed ceiling down lighters. Electric heater/radiator. LVT flooring. Integral door leading to the garage/store room.

Garage / Store Room

4'5" x 6' (1.35m x 1.83m)

Power and lighting. Combi boiler.

wc

Vanity basin unit with a tiled splashback. Recessed w.c. Extractor fan. LVT flooring.

Stairs and Landing

Access to the loft which is partially boarded.

Bedroom One

11'5" x 12'9" (3.48m x 3.89m)

Two UPVC double glazed windows to the front elevation.

Built in wardrobes. Radiator. TV aerial point.

En Suite

UPVC double glazed window to the side elevation.

Shower cubicle with a wall mounted electric shower. Pedestal wash hand basin. Mid level w.c. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

Bedroom Two

12'1" x 9'3" (3.68m x 2.82m)

UPVC double glazed window to the rear elevation.

Radiator.

Bedroom Three

9'6" x 7'3" (2.90m x 2.21m)

UPVC double glazed window to the rear elevation

Built in shelving. Built in wardrobes. Dado rail. Radiator.

Bedroom Four

8'10" x 8'3" (2.69m x 2.51m)

UPVC double glazed window to the front elevation.

Built in storage cupboard. Feature wall paneling. Radiator.

Bathroom

UPVC double glazed window to the side elevation

Three piece fitted bathroom suite comprising of; panel bath with a wall mounted shower over, pedestal wash hand basin and a low level

Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

Externally

To the front of the property, there is a gravel driveway offering off-road parking for two vehicles, along with an external water tap for convenience.

To the rear, you'll find a beautifully landscaped, south-facing garden featuring an Indian stone patio—ideal for outdoor dining and entertaining. The garden also includes a well-maintained lawn bordered by a variety of seasonal plants and shrubs, adding colour and character throughout the year. A dedicated play area sits beneath a charming pergola and is finished with low-maintenance artificial grass.

Additional features include a shed for storage and a summerhouse, which is available by separate negotiation. A side gate provides access to the front of the property.

Additional Information

Freehold. Council Tax Band D.

Total Floor Area: 1044 Square Ft / 97 Sq M.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor









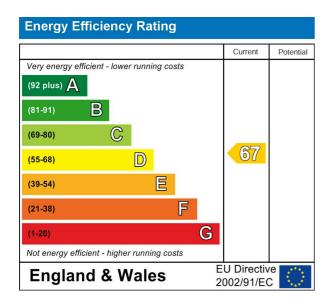


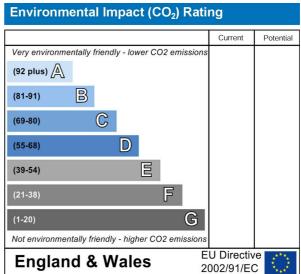


Ball Green Dale Ave Map data ©2025



Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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.