DENISE WHITE™
BESPOKE ESTATE AGENT

43 Meadow Close, Leek, Staffordshire, ST13 5TX

Guide price £450,000

'Your home is living space, not storage space.' - Francine Jay

GUIDE PRICE: £450,000 - £475,000

This spectacular five bedroom home has been transformed to provide impressive accommodation spread across four floors. With ample living space, this home creates the perfect environment to grow as a family.
#ExecutiveLiving #EndlessSpaceToGrow #FiveBedrooms

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Denise White Agents Comments

Discover this impressive five-bedroom detached home, spanning four thoughtfully designed floors in a sought-after area of town. This spectacular residence has been expertly extended and converted to enhance its living potential and provide a perfect blend of modern comfort and style.

As you enter, you'll be welcomed into a fabulous open-plan living kitchen diner that stretches the full depth of the property. This stylishly decorated space is ideal for entertaining, allowing you to cook, dine, and relax seamlessly. The kitchen is equipped with modern appliances and features a built-in breakfast bar, while the dining area boasts French doors that look out onto the rear garden, offering picturesque views. For added convenience, there is a WC and direct access to the integral garage.

The lower ground floor presents an additional living space, complete with French doors leading to the rear garden. A cosy log burner creates a warm ambiance, making it a perfect spot for relaxation. Additionally, the stylish sunroom, with its floor-to-ceiling windows and lantern skylight, is flooded with natural light, providing a tranquil retreat.

On the first floor, you will find four well-proportioned bedrooms, including one with a private ensuite, ideal for accommodating guests. The remaining three bedrooms are serviced by a modern, neutrally decorated bathroom, ensuring comfort for all.

The loft space has been converted into a fabulous main bedroom, featuring multiple skylights, fitted wardrobes, and an ensuite bathroom complete with a bath and a separate shower.

Externally, the property offers off-road parking for multiple vehicles, complete with an electric charging point, and an integral garage for added security and storage. The rear garden is designed for entertaining, featuring a raised decking area and a paved patio. An added summer house provides a versatile space that could serve as a home office or a retreat for older children.

This exceptional home combines modern living with elegant design, making it a perfect choice for families and those who love to entertain.

Location

Leek is 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 to 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.

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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

Entrance Hall

Wood effect flooring. uPVC door to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Ceiling light.

Kitchen Living Diner

26'7" x 24'4" max (8.11 x 7.43 max)

Continued wood affect flooring. A range of shaker style wall and base units with wooden work surfaces over. Integrated stainless steel sink and drainer unit with mixer tap above, dishwasher, freezer. Space for range style cooker with extractor above. Space for American style fridge freezer. Stairs to the lower ground floor. French doors to the rear aspect. uPVC double glazed window to the rear aspect. uPVC double glazed window to the side aspect. Spotlights. Three ceiling lights. uPVC double glazed window to the front aspect. Wall mounted radiator. Under stairs storage space. Plumbing and under work surface storage for washing machine.

Kitchen Area

Dining Area

Living Area

WC

5'2" x 2'9" (1.60 x 0.86)

Laminate flooring. Pedestal wash hand basin. Low-level WC. Wall mounted radiator. Ceiling light. Extractor fan.

Garage

8'11" x 15'11" (2.74 x 4.87)

Concrete flooring. Electric up and over door to the front aspect. Plumbing for washing machine. Ceiling light.

Lower Ground Floor

Living Room

11'11" x 21'0" (3.65 x 6.42)

Continued wood effect flooring. Log burner. Two wall mounted radiators. Two ceiling lights. French doors to the rear aspect. French doors into sunroom. Under stairs storage.

Sun Room

10'7" x 12'0" (3.24 x 3.66)

Tiled flooring. French doors to the side aspect. uPVC double glaze floor-to-ceiling windows to the rear aspect. Lantern skylight. Inset spotlights.

First Floor Landing

Fitted carpet. Large storage cupboard. Wall mounted radiator. uPVC double glazed window to the front aspect. Stairs to the second floor accommodation. Ceiling light.

Bedroom Two

11'11" x 12'0" (3.65 x 3.68)

Fitted carpet. Wall mounted radiator. uPVC double glazed windows to the side and rear aspect. Ceiling light.

Ensuite

3'3" x 9'4" (1.00 x 2.85)

Laminate flooring. Shower cubicle with electric shower. Pedestal wash hand basin. Low-level WC. Wall mounted ladder style towel rail. Extractor fan. Ceiling light.

Bedroom Three

12'0" x 10'4" (3.66 x 3.16)

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

Bedroom Four

8'10" x 9'3" (2.70 x 2.84)

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

Bedroom Five

8'2" x 8'10" (2.51 x 2.71)

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

Bathroom

7'5" x 6'7" (2.27 x 2.03)

Laminate flooring. Low-level WC. Wall mounted wash hand basin. Fitted bath with glass shower screen and shower above. Wall mounted ladder style towel rail. Obscured uPVC double glazed window to the side aspect. Extractor fan. Ceiling light.

Second Floor

Bedroom One

14'3" x 21'9" max (4.35 x 6.63 max)

Fitted carpet. Wall mounted radiator. Under eaves storage cupboards. Built-in wardrobes. Four skylights. Two wall lights. Ceiling light. Inset spotlights.

Ensuite

8'7" x 7'8" (2.62 x 2.36)

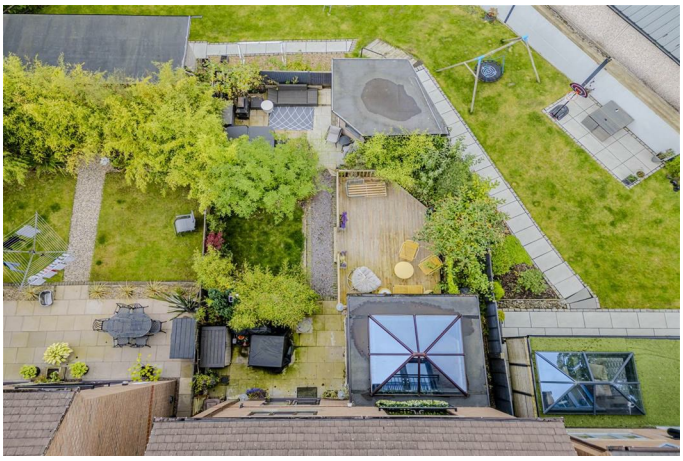
Tiled flooring. Partially tiled walls. Low-level WC. Pedestal wash handbasin. Fitted bath with shower attachment. Wall mounted ladder style towel rail. Skylight to the front aspect. Shower cubicle with shower. Ceiling light.

Summer House

9'3" x 9'3" (2.83 x 2.82)

Would effect laminate flooring. Two uPVC double glazed windows to the front aspect. French doors to the side aspect. Ceiling light. Extractor fan. Infrared heater.

Outside



The rear garden can be accessed from a side gate or french doorss from the lower ground floor which lead onto a paved patio area. Beyond is a lawned area with a large decking area ideal for entertaining. A paved pathway leads to the bottom of the garden where you will find the summer house and a stone patio currently housing a hot tub.

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.

WE WON !!!

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured 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.

Property To Sell or Rent ?
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.

Anti-Money Laundering & ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan

Lower Ground Floor
Floor area 39.4 m² (424 sq.ft.)

Ground Floor
Floor area 64.0 m² (689 sq.ft.)

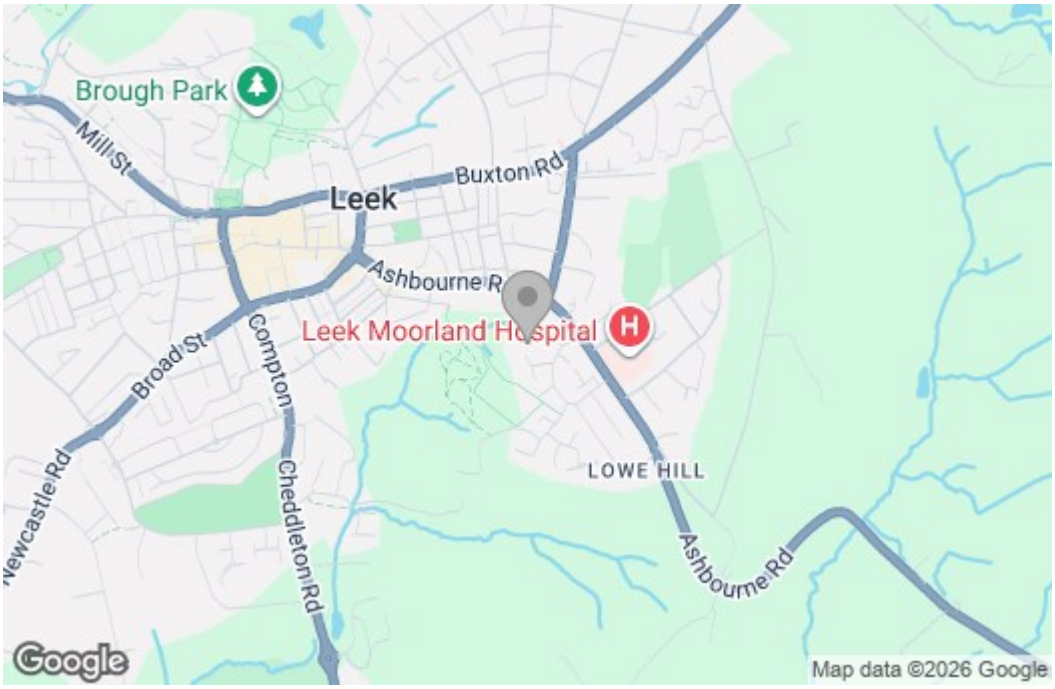
First Floor
Floor area 60.1 m² (647 sq.ft.)

Second Floor
Floor area 36.6 m² (393 sq.ft.)

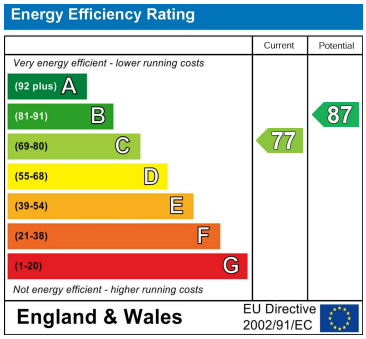
TOTAL: 200.0 m² (2,153 sq.ft.)

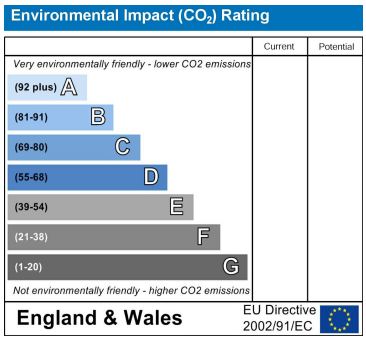
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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.

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