



71 Nab Hill Avenue, Leek, ST13 8EF

Offers In The Region Of £305,000

- Three spacious bedrooms
- Semi-detached house
- Easy access to transport
- Modern bathroom
- Garden Room and Garden Store
- Ideal family home
- Two cosy reception rooms
- Near schools and parks
- Viewing recommended

71 Nab Hill Avenue, Leek ST13 8EF

This immaculately presented three-bedroom semi-detached home occupies a substantial plot with mature gardens to the rear, offering both space and privacy.

The property boasts two well-proportioned reception rooms, a fitted kitchen complete with Neff appliances, a useful utility room, and a contemporary bathroom featuring a Jacuzzi-style bath and separate shower cubicle. Externally, there is a garden room and store, providing excellent scope for further development, subject to the necessary planning consents. You are welcomed into the home via an inviting hallway laid with Karndean flooring and handcrafted, bespoke and solid oak glass balustrade staircase to the first floor, with access to both the living and dining rooms. The living room features a bay-fronted window, an attractive fireplace with log-burning stove, built-in cupboards, and wood flooring. The dining room enjoys stunning rear views through its bay window, also benefits from Karndean flooring, and offers ample space for a dining table and chairs. The kitchen is well equipped with a comprehensive range of fitted base and wall units, quartz work surfaces with matching upstands, an inset sink, Neff five-ring gas hob with Franke extractor over, Neff double oven, and Neff combination microwave grill. Karndean flooring continues through this space. The utility room is positioned to the side of the property, providing convenient through access from front to rear with plumbing for washing machine, space for a freestanding fridge/freezer. To the first floor, the landing provides loft access. Bedrooms one and two both benefit from built-in wardrobes/storage. The bathroom is fitted with a Jacuzzi-style bath, vanity unit, walk-in shower, and low-level WC. Externally, the front of the property features a tarmacadam driveway providing off-street parking for two vehicles and access to the utility room. The rear garden is arranged over several tiers, incorporating lawns and patio areas.



Council Tax Band: B



Entrance Hallway

Composite double glazed door to the front elevation, UPVC double glazed window to the front and side elevation, handcrafted bespoke and solid oak and glass balustrade staircase to the first floor, storage cupboard with UPVC double glazed window, Karndean herringbone flooring.

Living Room

11'3" x 11'2"

UPVC double glazed bay window to the front elevation, radiator, built in cupboards, fireplace with wood burning stove set on exposed brick surround and granite style hearth, dado rail.

Dining Room

11'10" x 10'2"

Karndean Herringbone flooring, UPVC double glazed window to the rear elevation, radiator, dado rail.

Kitchen

8'4" x 7'10"

Range of fitted units to the base and eye level, Neff five ring gas hob, Franke extractor above, Neff combination microwave/grill, Neff double oven, quartz worksurfaces and upstands, inset sink with satin finish mixer tap, UPVC double glazed window to the rear elevation, inset downlights, cupboard with built in lighting, UPVC double glazed door to the side elevation.

Utility Room

11'5" x 6'1"

Wood double glazed doors to the front elevation, windows to all aspects, wood glazed door to the rear garden, under stairs storage cupboard, plumbing for washing machine.

First Floor

Landing

UPVC double glazed window to the side elevation, loft access.

Bedroom One

11'11" x 10'4"

Built in wardrobes, overhead storage, radiator, UPVC double glazed window to the rear elevation.

Bedroom Two

11'3" x 10'4"

Built in wardrobes, overhead storage cupboard, UPVC double glazed window to the front elevation, radiator.

Bedroom Three

7'10" x 7'10"

Radiator, UPVC double glazed window to the rear elevation.

Bathroom

7'10" x 6'7"

UPVC double glazed windows to the front and side elevation, Jacuzzi style corner bath with built in mixer tap, corner shower cubicle with chrome

fitment, vanity sink unit with storage beneath, chrome heated ladder radiator, tiled splashbacks, inset downlights.

Externally

To the front is tarmac driveway, access to Utility room, outside water tap, walled boundaries.

To the rear, there is stepped access to the first tier, which is laid to patio and provides entry to the garden room/garden store. Further stepped access leads to a lower tier with a patio area, well-stocked borders, and a water feature. An archway with additional stepped access leads to another lower tier, laid to lawn with hedged boundaries. Beyond this, further stepped access opens onto an additional lawned area with patio space and well-stocked borders enclosed by hedging.

Garden Room

10'4" x 11'6"

Aluminium double glazed patio door to front, tiled, light and power, Worcester gas fired boiler, access to garden store.

Garden Store

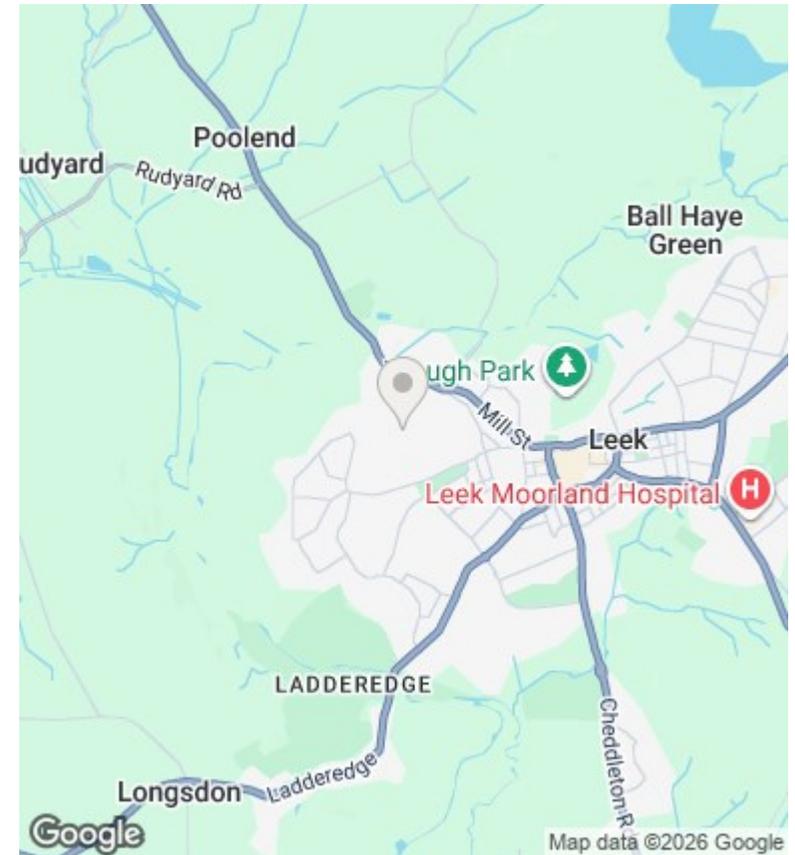
Light connected.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	