



48 Westwood Park Drive, Leek, ST13 8NG

Asking price £395,000

"There is a serene and settled majesty to woodland scenery that enters into the soul and delights and elevates it." - Washington Irving

A spacious two bedroom detached bungalow occupying a generous plot in the highly desirable Westwood Park Drive. Offering excellent proportions, an integral double garage, attractive gardens and a peaceful woodland outlook, the property is well maintained throughout and provides an excellent opportunity for buyers looking to add their own cosmetic stamp.

Denise White Estate Agents Comments

Situated in one of the most sought-after positions at the top of the ever-popular Westwood Park Drive, this well-maintained two bedroom detached bungalow offers spacious and versatile accommodation, occupying an impressive plot with attractive gardens and a desirable woodland outlook beyond.

Although the property would benefit from cosmetic modernisation throughout, it has been exceptionally well cared for and is ready for immediate occupation, providing the perfect opportunity for a buyer to add their own personal style and create a wonderful long-term home.

The property is approached via a generous paved driveway providing ample off-road parking for multiple vehicles, together with access to an integral double garage. Internally, the accommodation begins with a welcoming entrance porch leading through into a spacious central hallway.

To the right of the hallway is a substantial lounge diner which extends the full depth of the property, creating a bright and versatile living space with sliding doors opening onto the rear garden and providing a pleasant connection with the outdoors.

The spacious breakfast kitchen offers a range of storage options and provides access to a useful utility room, downstairs WC, the integral double garage, and the side of the property.

Towards the rear of the bungalow are two well-proportioned double bedrooms, both offering comfortable accommodation and served by a large family bathroom complete with corner bath and separate shower enclosure.

Externally, the property continues to impress with a spacious plot with large slate chipping border and access to both sides leading to the rear garden. The rear outdoor space is predominantly lawned and enclosed by mature planted borders, enjoying a peaceful outlook backing onto woodland. The woodland area is jointly owned between a number

of properties on Westwood Park Drive, providing a unique and attractive setting.

Overall, this is a superb opportunity to acquire a spacious detached bungalow in an extremely desirable location. Offering excellent proportions, a generous plot, integral double garage, and the chance to add a cosmetic stamp, this property is sure to appeal to a wide range of buyers.

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.

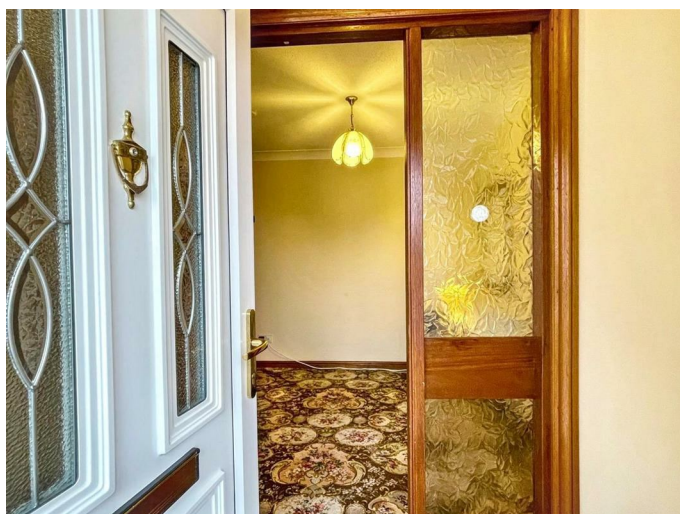
Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

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.

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 Porch

8'10" x 2'10" (2.71 x 0.88)



Fitted carpet. UPVC door to the front aspect. Obscured wooden glazed door into inner hall. Coving. Ceiling light.

Inner Hall

8'10" x 8'0" (2.70 x 2.45)



Fitted carpet. Wall mounted radiator. Two cloakrooms. Two ceiling lights. Coving. Alarm system.

Lounge Diner

27'2" x 11' (8.28m x 3.35m)



Fitted carpet. Two wall mounted radiators. UPVC double glazed bay window to the front aspect. UPVC double glazed window to the side aspect. Electric fire. UPVC double glazed sliding doors to the rear aspect. Coving. Three ceiling lights.

Breakfast Kitchen

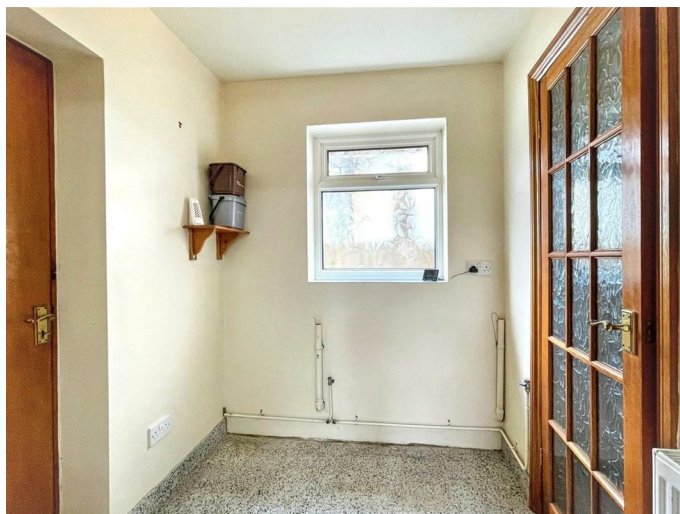
11'6" x 15'9" (3.52 x 4.81)



Vinyl flooring. Fitted with a range of wall and base units with laminate worktops above. Integrated electric oven, gas hob with extractor fan above, stainless steel sink and drainer unit with mixer tap above, and breakfast bar. Wall mounted radiator. UPVC double glazed window to the side aspect. Ceiling light. Access into: –

Utility

6'0" x 5'10" (1.84 x 1.80)



Tiled flooring. Wall mounted radiator. Obscured UPVC double glazed window to the side aspect. Access into garage. Access into: –

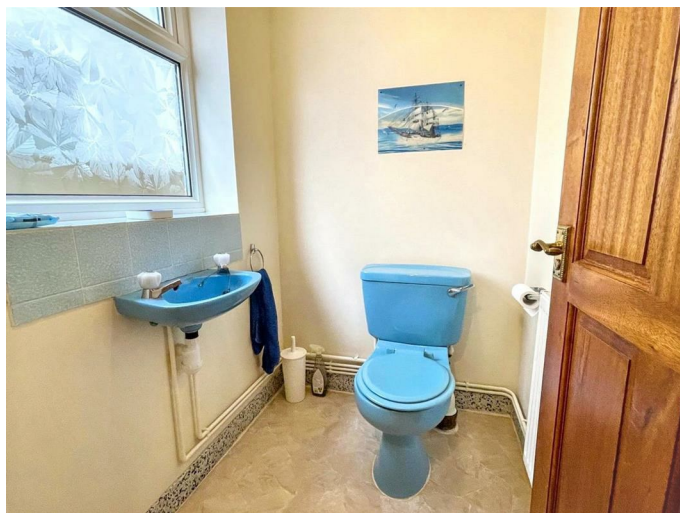
Side Porch

2'11" x 4'10" (0.90 x 1.49)

Fitted carpet. Wooden door to the side aspect. Ceiling light. Access into: –

WC

4'11" x 4'2" (1.5 x 1.28)



Vinyl flooring. Wall mounted radiator. Low level WC. Wash hand basin. Obscured UPVC double glazed window to the side aspect. Ceiling light.

Integral Garage

10'3" x 17'0" (3.14 x 5.20)

Concrete flooring. Electric roller door to the side aspect. Two obscured UPVC double glazed windows to the front aspect. Wall mounted combination boiler. Consumer unit. Ceiling light. Loft access.

Bathroom

9'7" x 10'1" (2.94 x 3.08)



Vinyl flooring. Fitted with a suite comprising of corner bath, b-day, low-level WC, shower cubicle with shower, vanity unit incorporating wash hand basin. Wall mounted radiator. Tiled walls. Airing cupboard with wall mounted radiator and electric towel rail and built-in shelving. UPVC double glazed obscured window to the side aspect. Extractor fan. Inset Spotlight.

Bedroom One

13'9" x 11'8" (4.21 x 3.57)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Built-in wardrobes incorporating vanity unit. Coving. Ceiling light.

Bedroom Two

13'5" x 8'8" (4.09 x 2.66)



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

Outside



The property occupies a generous plot with a slate chipping area to the front ideal for low maintenance, a substantial paved driveway providing off-road parking for multiple vehicles, and access to the integral double garage. Gated access to both sides leads to the enclosed rear garden, which is predominantly laid to lawn with mature planted borders and enjoys a peaceful woodland backdrop beyond. A charming summerhouse provides the perfect space to relax and enjoy the tranquil surroundings, making this an ideal garden for both entertaining and everyday enjoyment.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

No chain involved with the sale

Please Note the property also jointly owns a share of the woodland behind the property which is split between eight households.

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.

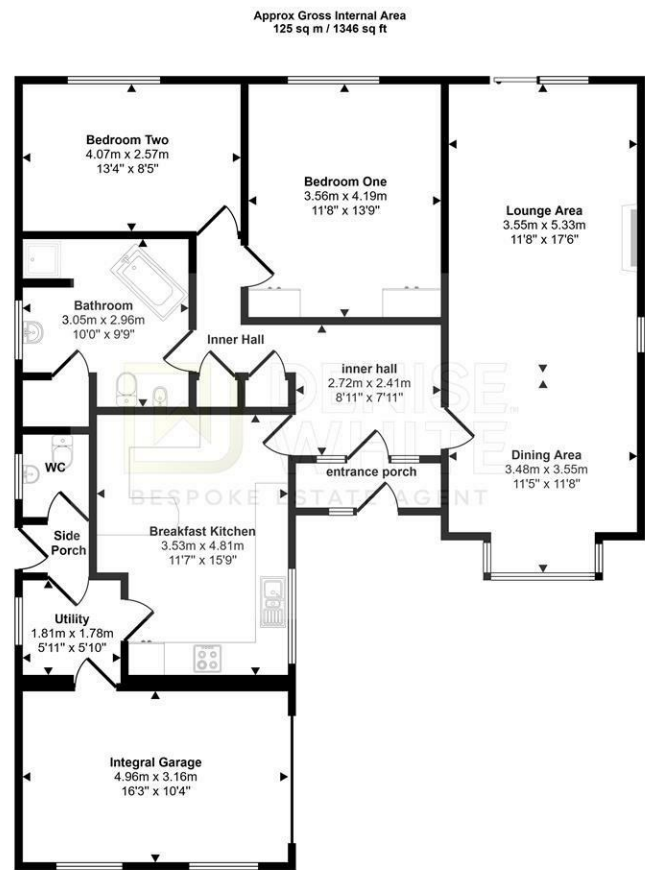
Do You Require A Mortgage?

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



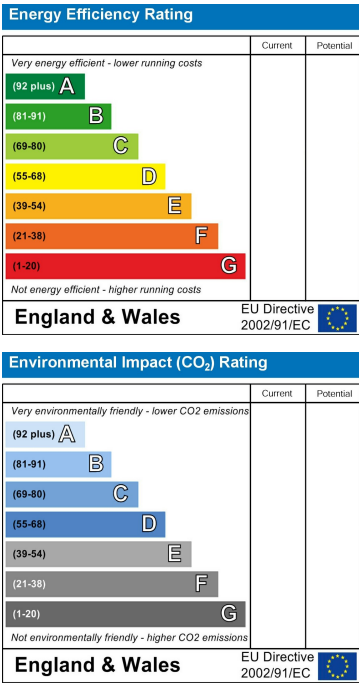
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.