



22 Caudon Close, Staffordshire, ST13 5SH

Guide price £350,000

** GUIDE PRICE £350,000 to £365,000 **

"Beautifully proportioned spaces, peaceful surroundings and gardens to enjoy in every season"

A beautifully presented detached bungalow occupying a generous plot within a highly sought-after cul-de-sac on the outskirts of Leek. Offering spacious, well-appointed accommodation including two double bedrooms, two shower rooms, a superb living-dining room with multi-fuel stove, an elegant breakfast kitchen, landscaped terraced gardens, ample off-road parking and an attached garage, all within easy reach of the town centre, excellent schools and local amenities.

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Denise White Estate Agents Comments

Situated in Cauldon Close; a popular cul-de-sac on the outskirts of the historic market town of Leek, this beautifully presented detached bungalow occupies a generous plot and offers spacious, well designed accommodation that has been upgraded and maintained to an excellent standard by the current owners. Ideally positioned within easy reach of highly regarded West End schools, local supermarkets and the town centre, and with some of the Staffordshire Moorlands most beautiful countryside on the doorstep, the property combines peaceful residential living with exceptional convenience.

An entrance porch leads on to a welcoming entrance hallway which provides access throughout the home. The impressive living and dining room extends along one side of the property, creating an excellent space for both everyday family life and entertaining, featuring a multi-fuel stove which forms an attractive focal point, while patio doors open directly onto the rear courtyard. The room also flows seamlessly into the breakfast kitchen, enhancing the sociable layout.

The breakfast kitchen is fitted with a range of solid wood cabinets, individually hand-painted and complemented by elegant granite work surfaces. Offering generous preparation space together with ample storage, it provides both practicality and timeless style.

To the rear of the property, the principal bedroom enjoys a peaceful outlook over the garden and benefits from a range of fitted clothes storage together with a well-appointed en-suite shower room. The second bedroom is positioned to the front of the property and is a spacious double guest bedroom, enjoying a pleasant outlook through an attractive bay window. A family shower room completes the internal accommodation.

Externally, the property is approached via a private driveway providing ample off-road parking, bordered by a well-stocked front garden with an abundance of mature shrubs and planting. The

driveway continues to an attached garage, fitted with an insulated electric up-and-over door and offering excellent storage for vehicles, bicycles, gardening equipment and household items, whilst also providing the convenience of direct access into the entrance porch.

To the rear, the property enjoys a delightful and private landscaped garden, thoughtfully arranged over several levels. A paved courtyard immediately adjoins the bungalow, creating the perfect setting for outdoor dining and entertaining. Steps rise through beautifully stocked flower beds, mature rockeries and winding pathways to a series of attractive seating terraces, which lead on to an elevated garden area where families can relax and children can play. Here, a fish pond provides a tranquil focal point together with a timber summerhouse, completing this wonderfully established garden that offers both privacy and year-round interest.

Occupying a sizeable plot in one of Leek's most desirable residential locations, this wonderful bungalow presents a rare opportunity to acquire a beautifully maintained home offering generous accommodation, landscaped gardens and excellent access to schools, amenities and the vibrant town centre.

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 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.

Entrance Porch

7'4" x 6'7" (2.25 x 2.03)

Wooden entrance door to the front aspect. Tiled flooring. Internal door leading to the garage. Two ceiling lights. Door leading into:-

Entrance Hall

Tile flooring. Radiator. Cupboards off housing, the hot water cylinder and gas central heating boiler. Storage cupboard off housing a built-in Hoover system. Ceiling light. Doors leading into:-

Kitchen

10'9" extending to 13'0" x 9'11" max (3.28 extending to 3.98 x 3.03 max)

Fitted with a range of wall and base units with hand painted oak doors and drawer fronts finished with the granite work surfaces incorporating an inset one and a half 'Franke' sink and drainer unit with mixer tap. Part wooden panelled walls. Tiled flooring. Radiator. Pantry cupboard off. Loft access with pulled on ladder. uPVC window to the front aspect. Ceiling light. Door leading into:-

Living Dining Room

22'7" x 11'9" (6.89 x 3.60)

Engineered oak flooring. Two radiators. Log burning stove set on a granite tiled hearth with oak mantle. uPVC bay window to the front aspect. uPVC sliding patio door to rear aspect. Coving to the ceiling. Two ceiling lights.

Bedroom One

12'1" max including robes x 11'10" (3.69 max including robes x 3.61)

Carpet. Fitted with a 'Nolte' mirror fronted wardrobe providing ample clothes storage space. uPVC window to rear aspect. Ceiling light. Opening into:-

En-suite Shower Room

6'2" x 4'3" (1.88 x 1.32)

Fitted with a suite comprising of shower cubicle, low-level WC and pedestal wash hand basin. Vinyl flooring. Traditional column style heated towel rail. Part wooden panelled walls. Obscured uPVC window to the side aspect. Ceiling light.

Bedroom Two

11'10" x 11'10" (3.63 x 3.62)

Carpet. Radiator. uPVC bay window to the front aspect. Ceiling light.

Shower Room

7'0" x 5'5" (2.14 x 1.66)

Fitted with a suite comprising of a corner shower cubicle with electric 'Triton' shower, low-level WC and pedestal wash hand basin. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling light.

Outside

The gardens have been thoughtfully landscaped to create an attractive and private outdoor retreat, offering a variety of spaces to relax and enjoy throughout the seasons. A paved courtyard immediately to the rear of the bungalow provides the ideal setting for al fresco dining and entertaining before steps rise through beautifully stocked flower beds and established rockeries to a series of terraced seating areas. Winding pathways lead to an elevated garden area, providing an excellent space for children to play or for family gatherings, while timber summer house overlooking a charming fish pond creates a peaceful focal point within the garden. Richly planted borders and mature shrubs provide colour, texture and privacy, making this a wonderful extension of the home.

Garage

10'6" extending to 14'6" x 25'5" (3.21 extending to 4.43 x 7.76)

Insulated electric up and over door to the front aspect. Power and light. Radiator. uPVC window to the aspect. uPVC door leading to the rear garden. Internal door leading to the front porch.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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 Need A Mortgage?

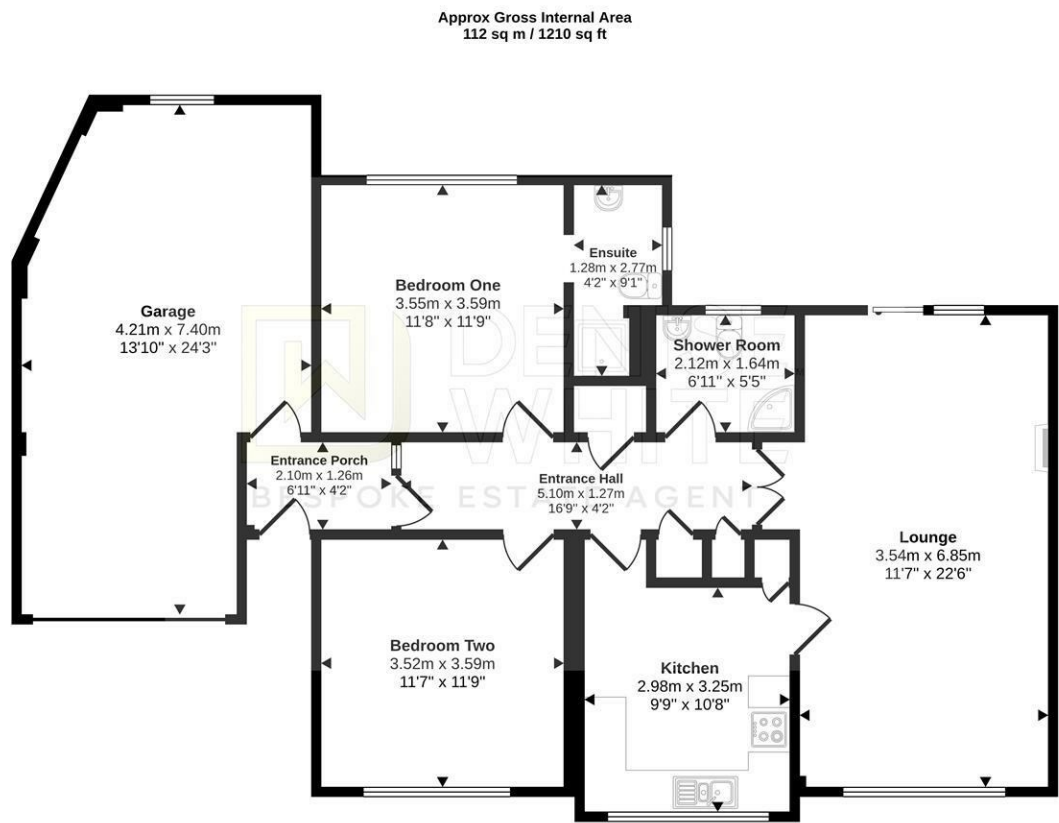
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer 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.

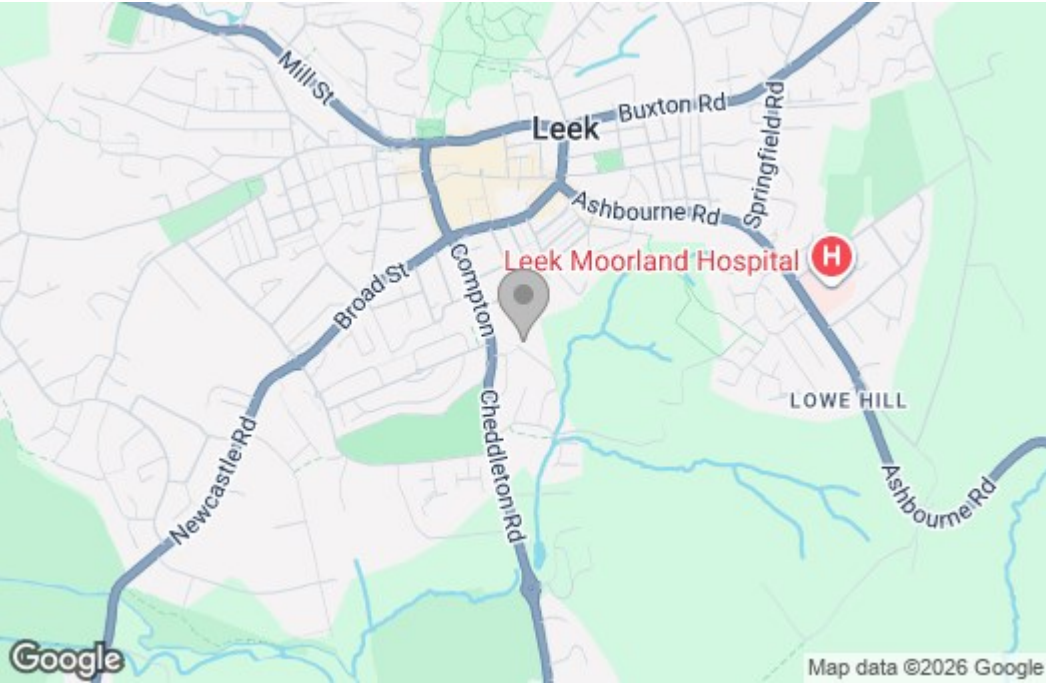
Floor Plan



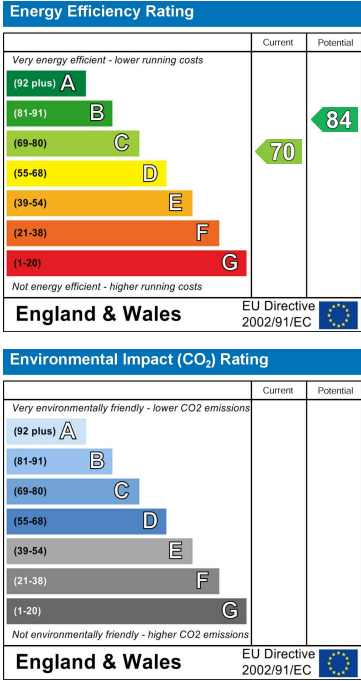
Floorplan

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.