



DENISE



## 2 Wardle Gardens, Leekbrook, Near Leek, Staffordshire, ST13 7AR

**Asking price £350,000**

CALL US TO ARRANGE A VIEWING 9AM-9PM 7 DAYS A WEEK!

"Home is the heart of a family."

Find your family's heartbeat at this four bedroom detached home, where love and laughter can flourish in every corner!

A four-bedroom detached family home located in a cul-de-sac on the edge of Leek. This former show home features a spacious additional reception room, modern amenities, and a good size garden. With off-road parking, it's the perfect setting for family living. An internal viewing is highly recommended to fully appreciate all this home has to offer!

## Denise White Estate Comments



Discover the perfect family lifestyle in this impressive four-bedroom detached home nestled in a sought-after smaller residential development on the outskirts of the charming market town of Leek in Staffordshire.

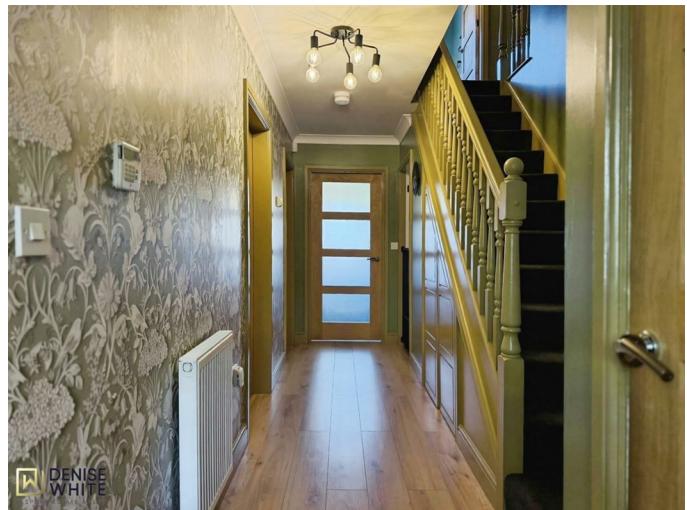
This exceptional property is located in a cul-de-sac, offering a lovely setting with only two neighbouring homes. Formerly a show home, it boasts a spacious additional reception room, currently used as a snug room, enhancing the versatility of the living space. Enjoy modern comforts with uPVC double glazing, gas-fired central heating system, and a security alarm system for peace of mind.

The well-designed accommodation includes an entrance hall, a convenient cloakroom/WC, a bright living room, a dining room, a utility room, and a well equipped kitchen dining kitchen. Upstairs, the landing leads to a generous main bedroom featuring fitted wardrobes and an en-suite facility, along with three further bedrooms and a family bathroom.

Outside, the property has a driveway providing off-street parking, complemented by front and rear gardens, with a decked and patio seating area at the rear—perfect for families.

An internal inspection is highly recommended to fully appreciate this family home. Don't miss out on the opportunity to create lasting memories in a wonderful community!

## Entrance Hallway



One minute flooring. Wall mounted radiator. Access to WC. Stair access leading to 1st floor accommodation. Ceiling light.

## Lounge

17'3" x 10'7" (5.28 x 3.25 )



Laminate flooring. Wall mounted radiator. uPVC double glazed bay window to the front aspect. Sliding doors with access to snug. Ceiling light.

## Kitchen Diner

27'7" x 9'10" max (8.43 x 3.00 max )



Laminate flooring. New recently fitted kitchen with a range of wall and base units. Integrated dishwasher. Integrated oven. Gas hob. Integrated freezer. Integrated fridge. UPVC double glazed windows to front and rear aspect. Inset spotlights.

## Utility

6'3" x 5'11" (1.91 x 1.81 )

Laminate flooring. Wall mounted radiator. Plumbing for washing machine. Boiler access. Ceiling light.

## Snug Room

10'7" x 10'0" (3.25 x 3.06 )



Laminate flooring. Wall mounted radiator. Sliding doors with access into lounge. French doors leading to outside. Ceiling light.

## WC

7'2" x 2'8" (2.20 x 0.83 )



Wood effect flooring. Wall mounted radiator. Pedestal wash handbasin. WC. Obscured uPVC double glazed window. Ceiling light.

## First Floor Landing

Fitted carpet. Wall mounted radiator. Stair access leading to ground floor. Ceiling light.

## Main Bedroom

12'8" x 12'1" (3.88 x 3.70 )



Laminate flooring. Wall mounted radiator. Fitted wardrobes and storage. UPVC double glazed window to front aspect. Access to ensuite. Ceiling lights.

### En-suite

7'0" x 6'8" (2.14 x 2.04)



Tiled flooring. Heated towel rail. Pedestal wash hand basin. WC. Shower cubicle with rain style shower. Obscured UPVC double glazed window. Ceiling light.

### Bedroom Two

11'0" x 9'1" (3.37 x 2.77)



Laminate flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the front aspect. Ceiling light.

### Bedroom Three

11'3" x 9'10" (3.44 x 3.01)



Laminate flooring. Wall mounted radiator. Fitted wardrobes. UPVC double glazed windows to rear aspect. Ceiling light.

### Bedroom Four

9'0" x 8'6" (2.75 x 2.60)



Laminate flooring. Wall mounted radiator. UPVC double glazed window to rear aspect. Ceiling light.

## Bathroom

6'11" x 5'11" (2.12 x 1.82 )



Laminate flooring. WC. Pedestal wash handbasin. Wall mounted radiator. Bath with rain style shower. Obscured new PVC double glazed window. Ceiling light..

## Outside



The property features a well-maintained driveway at the front, offering ample off-road parking. The gardens are situated both at the front and rear of the property. The rear garden boasts a raised decked seating area, a paved patio area, and is fully enclosed with fencing for privacy.

## Agents Notes

Leasehold ONLY £150 ANNUM

(11.06.2012) Short particulars of the lease(s) (or under-lease(s))

under which the land is held:

Date : 1 June 2012

Term : 999 years from 1 January 2009

Parties : (1) Wainhomes Developments Limited

(2) Wainhomes (North West) Limited

(3) Cheddleton Way Management Company

(2005) Limited

All mains services are connected

## what3words

///ruler.alley.strays

## 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 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.

### **Do You Need Help With 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.

### **You Will 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.

### **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



Ground Floor

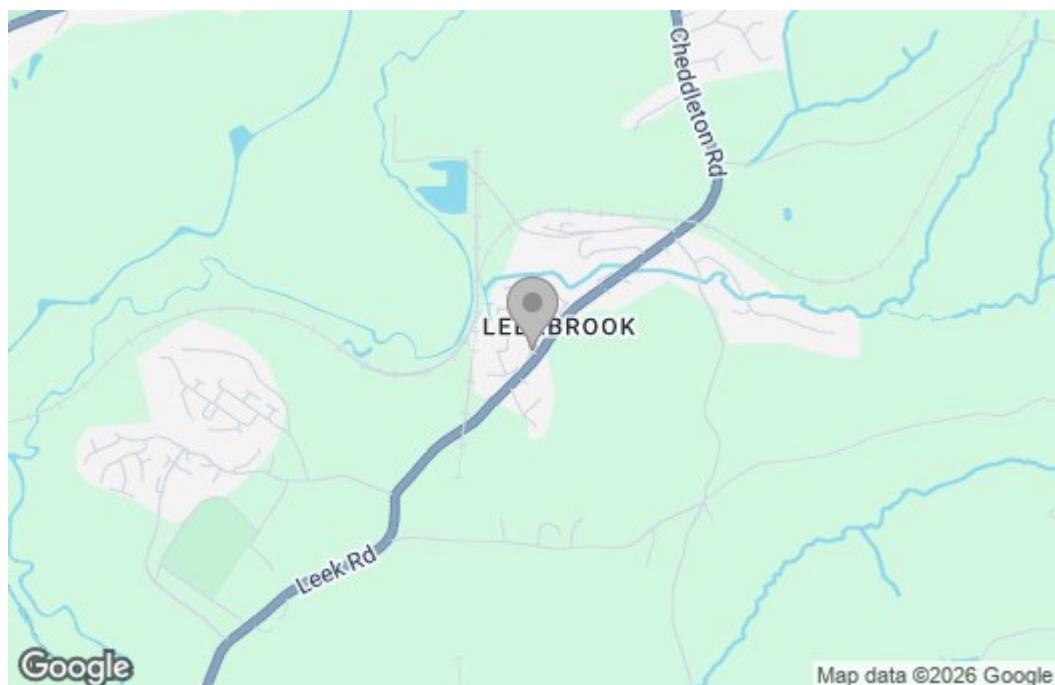


First Floor

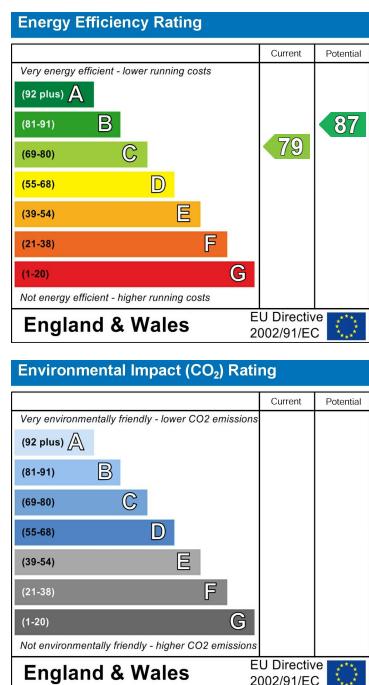
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.