



## 8 Jason Court, Staffordshire, ST13 8FB

**Guide price £325,000**

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\*\* GUIDE PRICE £325,000 TO £350,000 \*\*

"Designed for family life, perfectly placed for everything else!"

Tucked away in a quiet cul-de-sac on the edge of the market town of Leek, this impressive three-storey semi-detached home enjoys a pleasant semi-rural outlook to the rear while remaining within easy

## Denise White Estate Agents Comments

Jason Court is a select development of modern family homes, ideally situated on the outskirts of the market town of Leek. Enjoying a semi-rural aspect to the rear, the property remains conveniently within walking distance of local shops, supermarkets and eateries, and is well placed for access to the highly regarded West End schools, as well as Leek town centre.

This sizeable semi-detached home offers versatile and well-proportioned accommodation arranged over three floors, boasting four double bedrooms and spacious living areas, perfectly suited to modern family life.

To the ground floor, a welcoming and spacious entrance hall provides access to the principal ground floor rooms, with stairs rising to the first floor. Bedroom one is positioned to the front aspect and benefits from a contemporary en-suite shower room. Also on this level is a large utility room to the rear, offering excellent storage and laundry space, along with external access to the side of the property. Ample cloak storage is an added bonus, enhancing practicality for everyday living.

The first floor forms the heart of the home, featuring a generous lounge to the rear with French doors opening out onto the garden, creating a light and airy living space. To the front aspect, the impressive breakfast kitchen is fitted with an extensive range of modern units, incorporating a breakfast bar and providing ample space for a dining table and chairs, ideal for both family meals and entertaining. The family bathroom is located adjacent to the kitchen and is accessed via a short flight of stairs.

To the second floor, bedroom two enjoys a rear aspect overlooking the garden and benefits from its own en-suite shower room. Bedroom three is positioned to the front and features useful under-eaves storage, while bedroom four also overlooks the rear garden.

Externally, the property offers a lawned garden to

the front alongside a block-paved driveway providing off-road parking for two vehicles. To the rear, there is a private and enclosed garden backing onto open space, affording a good degree of privacy and a pleasant outlook.

## 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 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 Hall

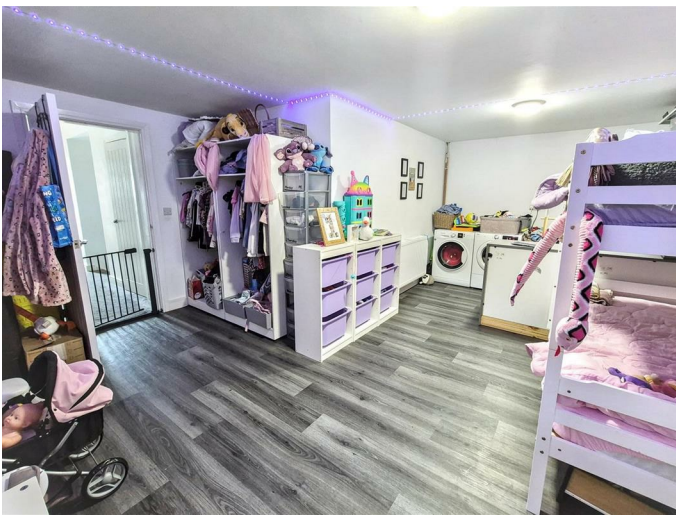
6'4" x 15'10" (1.94 x 4.84)



Composite entrance door to the front aspect. Carpet. Radiator. Stairs leading to the first floor. Understairs storage cupboard. Two cloaks storage cupboards. Doors leading to Bedroom One and a downstairs storage and utility room.

## Utility Room

18'9" x 9'3" extending to 15'6" (5.72 x 2.82 extending to 4.74)



Vinyl flooring. Radiator. Plumbing for automatic washing machine. Wall mounted 'Ideal' combination boiler. External door leading to the side aspect. Two ceiling lights.

## Bedroom One

15'11" x 9'7" (4.87 x 2.93)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Door leading into:-

## En-suite shower Room

9'3" x 4'9" (2.82 x 1.46)



Fitted with a suite comprising of walk-in shower with rainfall showerhead, low-level WC and vanity wash and basin unit. Vinyl flooring. Wall mounted heated towel rail. Ceiling Spotlight.

## First Floor Landing



Carpet. Ceiling light. Stairs leading to the second floor. Doors leading into:-

## Lounge

17'11" x 13'7" (5.47 x 4.15)



Carpet. Radiator. uPVC French doors leading to the rear garden. uPVC windows to the side and rear aspects. Two ceiling lights.

## Kitchen

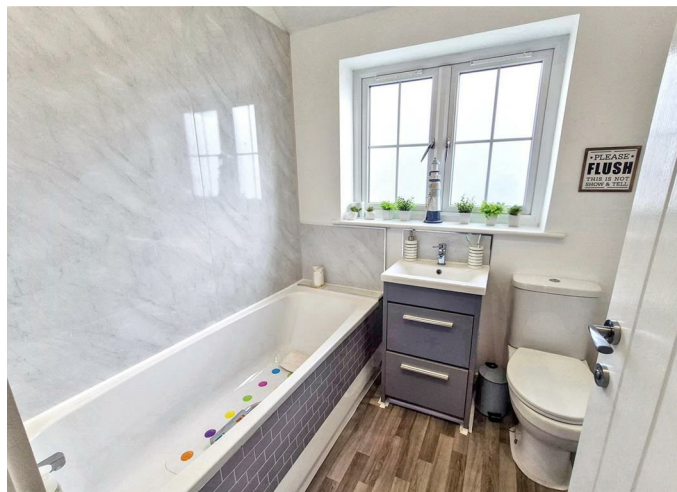
18'4" x 11'11" (5.59 x 3.64)



Fitted with range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring ceramic hob with extract over, single electric oven, dishwasher, fridge, and freezer. Breakfast bar. Vinyl flooring. Radiator. Space for an American style fridge freezer. uPVC window to the front aspect. Ceiling spotlights.

## Bathroom

6'4" x 5'10" (1.94 x 1.79)



Fitted with a suite comprising of panelled bath, vanity wash hand basin unit and low-level WC. Vinyl flooring. Wall mounted heated towel rail. Obscure uPVC window to the front aspect. Ceiling spotlights.

## Second Floor Landing



Carpet. Obscured uPVC window to the side aspect. Loft access. Ceiling light. Doors leading into:–

## Bedroom Two

11'1" x 10'7" (3.39 x 3.25)



Carpet. Radiator. uPVC window to the mirror aspect. Ceiling light. Door leading into:–

## En-suite Shower Room

6'11" x 4'11" (2.13 x 1.50)



Fitted with a suite comprising of walk-in shower with rainfall showerhead, low-level WC and vanity wash hand basin. Vinyl flooring. Wall mounted heated towel rail. Ceiling spotlights.

## Bedroom Three

12'1" x 11'7" (3.70 x 3.55)



Carpet. Radiator. Under eaves storage. Two Velux windows to the front aspect. Ceiling light.

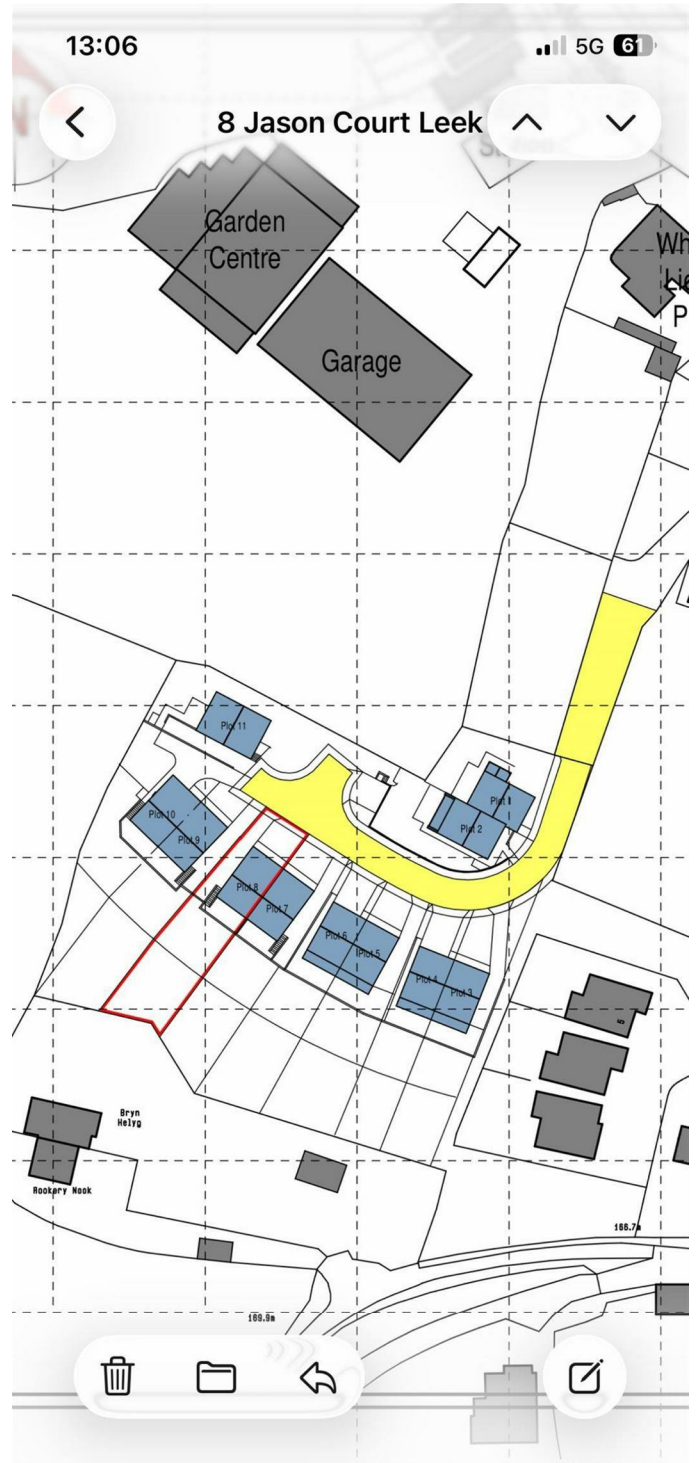
## Bedroom Four

12'1" x 7'10" (3.70 x 2.40)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

## Outside



To the front of the property there is a block paved driveway providing off road parking for two vehicles which runs alongside a lawned garden area. Gated access to the side leads to the rear rear garden via a set of steps.

## Garden



To the rear of the property there is a private and enclosed garden, featuring a paved patio seating area which overlooks a lawned garden offering the perfect space for children to play and pets to roam, together with a timber garden shed. Beyond the rear garden fence, there is a further wild garden area belonging to the property as shown on the title plan, in to which the garden could be extended.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

## 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.

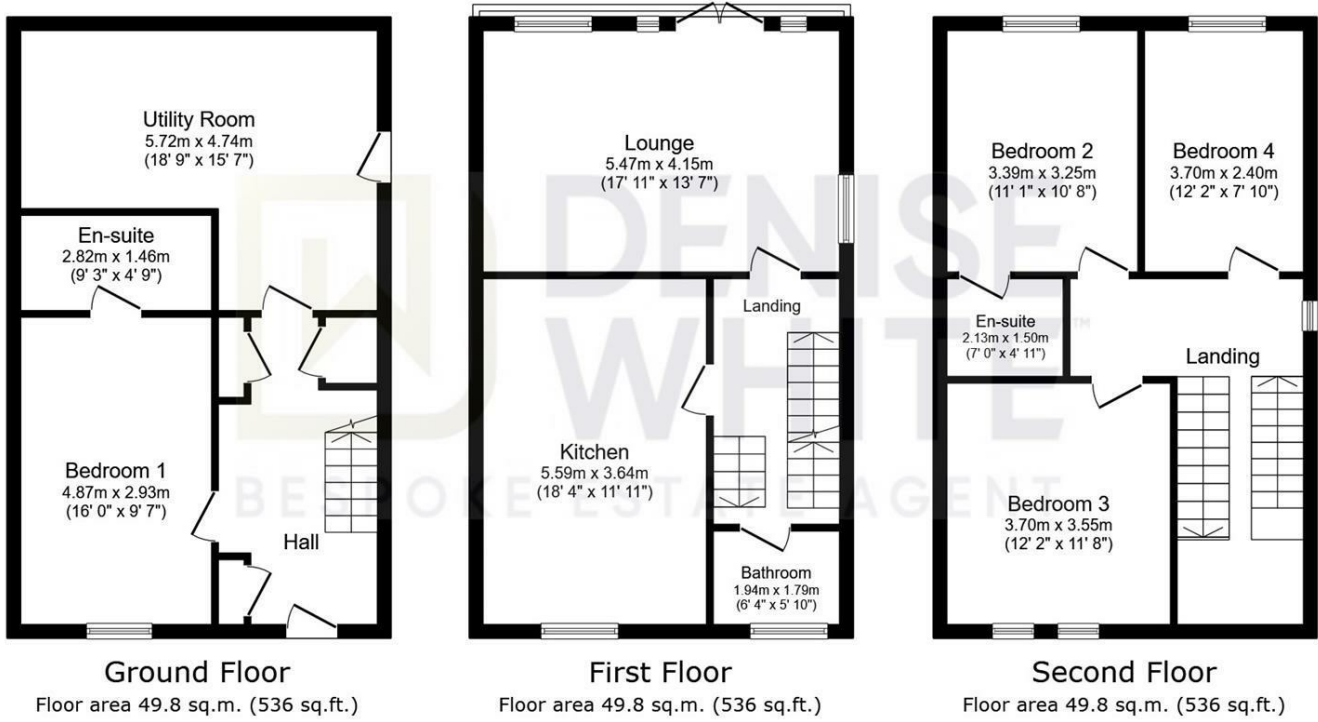
### Do You Need A Mortgage?

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.

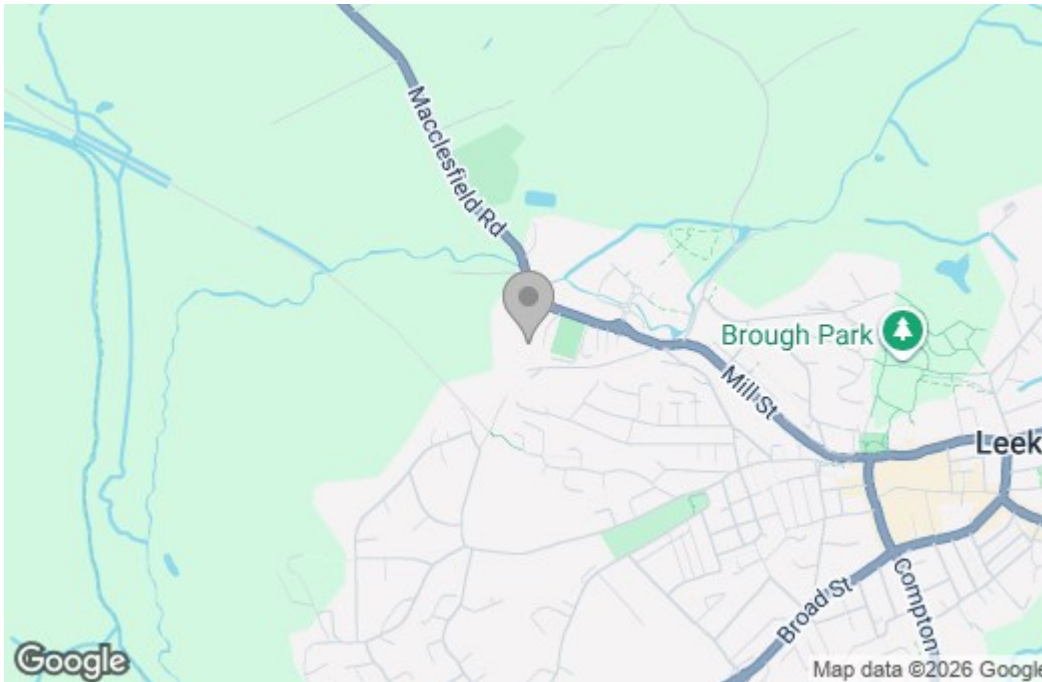
## Floor Plan



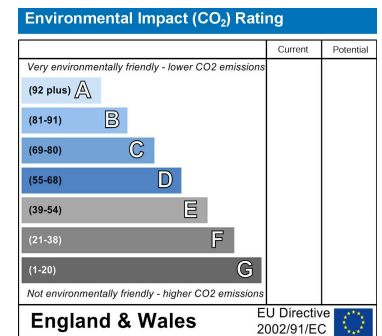
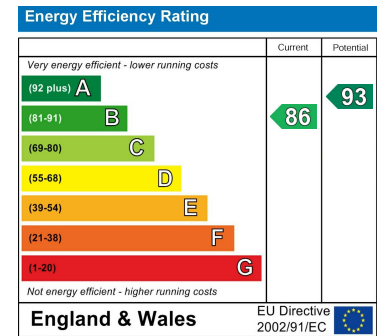
Total floor area: 149.3 sq.m. (1,607 sq.ft.)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.