

1 Travellers Close

Leekbrook

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1 Travellers Close

Leekbrook
Staffordshire
ST13 7FL

Welcome to this stunning newly built detached house, nestled in the charming area of Leekbrook, Leek. This property, part of a small select development, offers a perfect blend of modern living and convenience. With four spacious bedrooms, including a master suite complete with an ensuite bathroom, this home is designed to accommodate families comfortably.

The ground floor features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The contemporary design and high-quality finishes throughout the house create a warm and inviting atmosphere. Additionally, the property boasts two modern bathrooms, ensuring ample facilities for all residents.

Parking is a breeze with a separate semi-detached garage and / or extra storage options.

Situated in an ideal location, this home provides easy access to Leek, Cheadle, and the Potteries, making it a fantastic choice for commuters and those who enjoy exploring the surrounding areas.

This property is not just a house; it is a place where you can create lasting memories.

Asking Price £494,950

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Leek - 01538 383344

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General Information

Kitchen Diner 17'10" x 15'11" (5.44m x 4.85m)
This spacious kitchen diner is a bright and welcoming space, featuring a modern range of cream cabinetry with integrated appliances, including an oven and hob. The room is flooded with natural light thanks to multiple windows and French doors that open to the outside, creating a seamless connection to the garden. The light wood-effect flooring and neutral walls enhance the airy feel, while ample space ensures it is perfect for both cooking and dining.

Lounge 12'0" x 24'1" (3.65m x 7.34m)
The lounge is a generous and inviting room, featuring a soft, neutral carpet and neutral-toned walls. It benefits from multiple windows that allow plenty of natural light to fill the space, creating a warm and comfortable atmosphere. The room's size allows for ample seating and versatile furniture arrangements, making it an ideal space for relaxing or entertaining.

Location
The property is located in a delightful cul-de-sac on a small, select development of only 9 properties in a superb semi-rural position at Leekbrook, a sleepy village sandwiched between very popular Staffordshire Moorlands market town of Leek (5 min drive or a pleasant 15 minute bike ride away) and the nearby village of Cheddleton. (3 min drive, just over a mile away). Travellers Close is well connected to its nearby towns by bus and road, lying on the A580 for an easy countryside drive to both.

The immediate area offers a range of beautiful countryside and canal walks and the Churnet Valley railway runs near the development. In fact, popular walking trails pass by, so walking through the scenic surroundings can be done without any car travel at all.

The picturesque former mill town of Leek is located just over two miles from the development where a comprehensive range of shops, bars, cafes and restaurants can be found. Once in the town you are only a stone's throw away from the beautiful Peak District national park, the spa town of Buxton and Alton Towers resort.

Utility 6'11" x 7'7" (2.11m x 2.32m)
The utility room is a practical and well-equipped space, featuring a sink and plenty of worktop space. It has cream cabinetry matching the kitchen and a tiled floor, offering durability and ease of maintenance. A window brings in natural light, making the room bright and functional for laundry and storage needs.

Internet speed
Internet speed available on the property has the potential to provide up to 1 Gigabit.

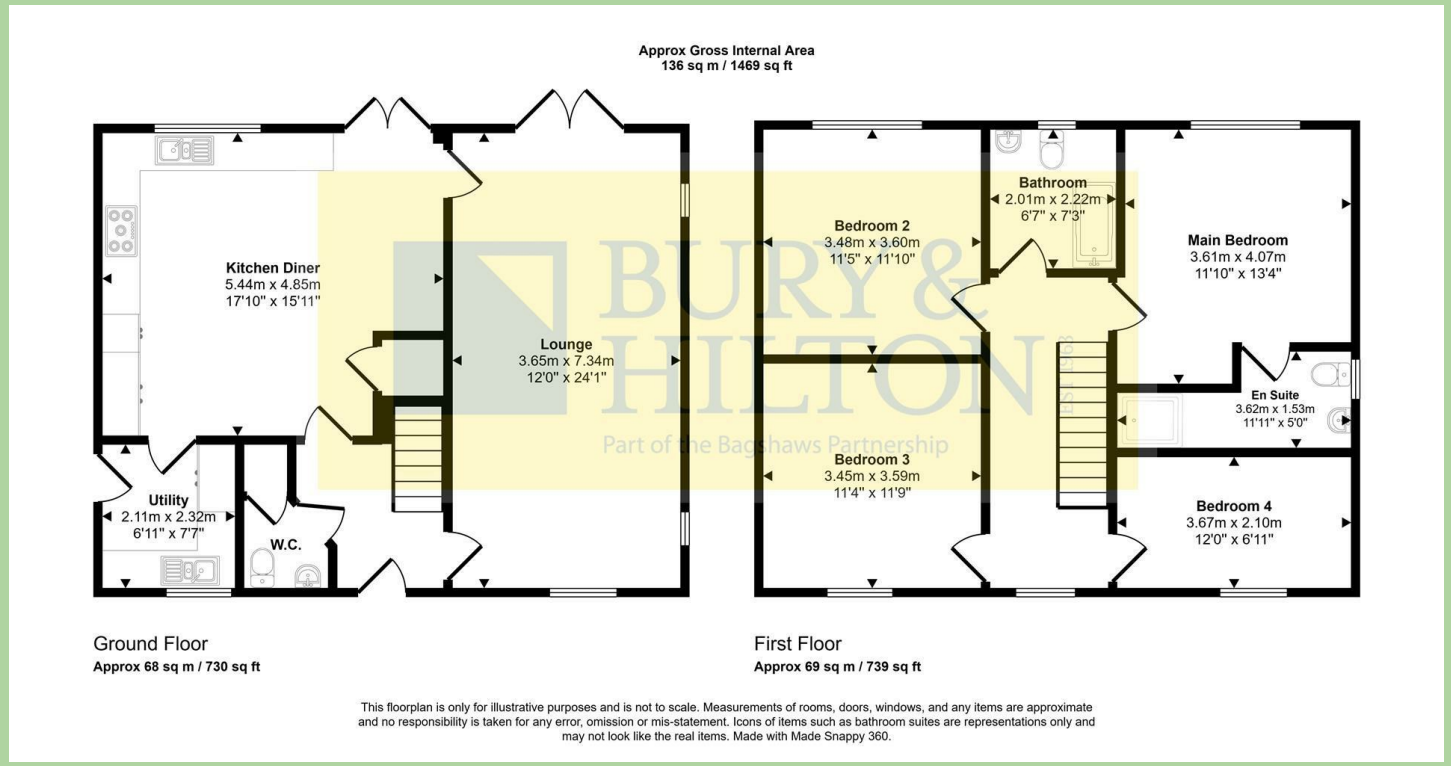
Landing
The first-floor landing is a bright and airy space featuring a contemporary glass and wood balustrade, with neutral carpeting and soft grey walls. It connects the bedrooms and bathrooms in a way that feels open and modern.

Main Bedroom 11'10" x 13'4" (3.61m x 4.07m)
The main bedroom is a spacious and tranquil room, carpeted in a soft neutral tone with calming wall colours. It benefits from a large window and an en suite bathroom, offering privacy and convenience.

En Suite 11'11" x 5'0" (3.62m x 1.53m)
The en suite bathroom adjacent to the main bedroom is modern and sleek, with stylish tiling and a walk-in shower. It features a wall-mounted towel radiator and a contemporary washbasin and WC, providing a private and comfortable space.

Bedroom 2 11'5" x 11'10" (3.48m x 3.60m)
Bedroom 2 is a well-proportioned room with a large window that fills the space with natural light. The soft carpet and neutral walls create a calm and restful atmosphere, ideal for a comfortable sleeping space.

Bedroom 3 11'4" x 11'9" (3.45m x 3.59m)
Bedroom 3 offers a peaceful retreat with neutral carpeting and soft-toned walls. A large window invites plenty of daylight, while the room's size provides flexibility for bedroom furniture or a study area if preferred.



Local Authority and Council Tax Band
Awaiting

Bedroom 4 12'0" x 6'11" (3.67m x 2.10m)
Bedroom 4 is a smaller room, carpeted and neutrally decorated, making it versatile for use as a bedroom, home office or study. A window allows natural light to brighten the space.

Bathroom 6'7" x 7'3" (2.01m x 2.22m)
The bathroom is a contemporary and bright room with modern tiling and fittings. It features a bathtub with a shower screen, a vanity sink unit, and a WC, all finished to a high standard with neutral tones throughout.

Fixtures and Fittings
Only those referred to in the brochure are included in the sale.

Viewings
Strictly by appointment only through the sole selling agents Bury and Hilton.
Please contact the Leek Office on 01538 383344 or by email at leek@buryandhilton.co.uk

Agents Note
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