



## **Brook House, 4 Sandybrook Lane, Staffordshire, ST13 5RZ**

**Asking price £490,000**

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

"Your home should tell a story of who you are, and be a collection of all the things you love" ~ Nate Berkus

Superbly located on sought-after Birchall in Leek, this spacious four bedroom detached split-level home sits on a generous elevated plot with wonderful semi-rural views. Offering huge potential and versatility, the property includes multiple reception rooms, integral double garage, and beautifully maintained gardens—ready for a stylish transformation.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

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## Denise White Estate Agents Comments

A rare opportunity to acquire a substantial and highly versatile four bedroom detached split-level home in the highly sought-after Birchall area of Leek.

Set on an impressive, elevated plot with beautifully maintained gardens enjoying views over the surrounding area and countryside beyond, this property offers tremendous potential for modernisation and reconfiguration (subject to necessary consents).

Stepping inside, the home immediately reveals its generous proportions and scope for transformation. The ground floor features an entrance hall, sitting room, shower room, a large store room and an integral double garage; perfect for secure parking, a workshop space or creating further living accommodation to suit a growing family's needs.

Upstairs, the first floor boasts a spacious lounge with large patio doors opening directly onto the rear garden, flooding the room with natural light. There is a separate dining room, a sizeable kitchen with utility room, a master bedroom with en-suite WC, two further bedrooms and a family bathroom.

Outside, the home sits on an ample plot with off-road parking for multiple vehicles and superbly landscaped rear gardens that make the most of the wonderful views.

This is an excellent opportunity for buyers seeking a flexible family home in one of Leek's most desirable addresses, ready to be updated to their own taste and specification.

## Location



Situated on the outskirts of the market town of Leek in Birchall, close to Birchall Golf Club.

Leek is 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 Hall

10'11" x 9'1" (3.34 x 2.78)



uPVC entrance door to the front aspect. Carpet. Radiator. Ceiling light. Stairs off leading to the first floor. Doors leading into:-

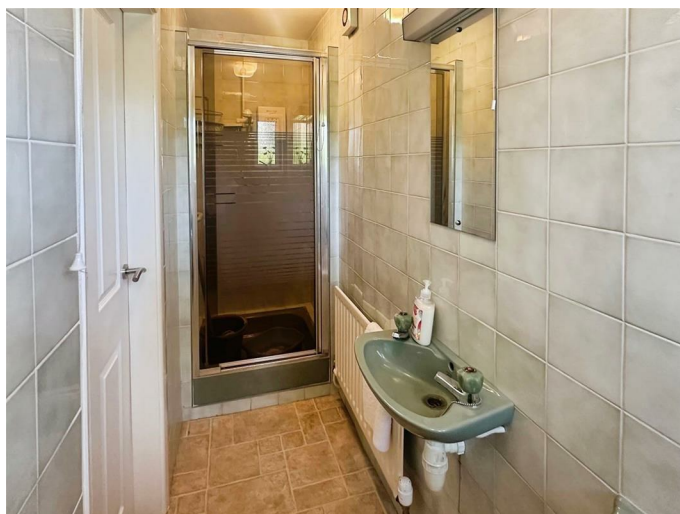
### Sitting Room

13'3" x 18'8" (4.06 x 5.69)

Carpet. Two radiators. Two uPVC windows to the side aspect. To ceiling lights.

### Shower Room

8'1" x 2'9" (2.48 x 0.85)



Fitted with a suite comprising of fully tiled shower cubicle, wall mounted wash hand basin and

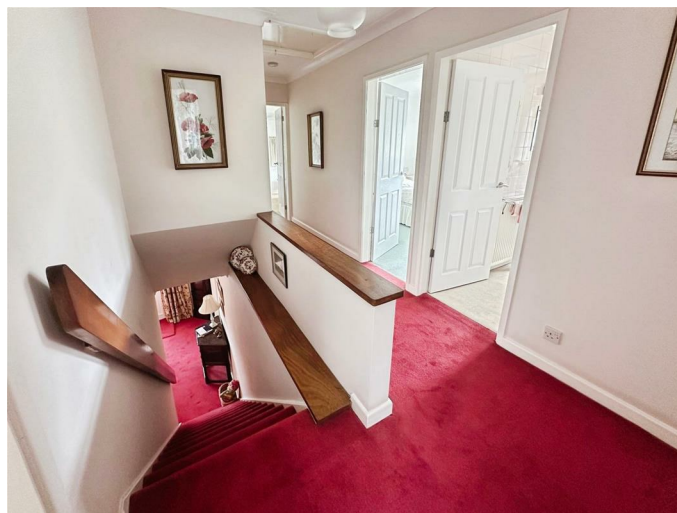
low-level WC. Vinyl flooring. Fully tiled walls. Radiator. Obscured double glazed window to the front aspect. Ceiling light.

### Inner Store Room

12'8" x 8'3" (3.88 x 2.52)

Carpet tiled flooring. Ceiling light. Door leading to the garage. Opening in to an under stair storage area.

### First Floor Landing



Carpet. Airing cupboard off housing the gas combination boiler. Loft access. Ceiling light. uPVC window to the rear aspect. Doors leading into: -

### Lounge

19'3" x 12'8" (5.89 x 3.88)



Carpet. Two radiators. Coal effect electric fire on a tiled hearth with a feature brick surround. uPVC

sliding patio doors to the rear aspect. Two wall lights. Ceiling light. Opening into:-

### Dining Room

13'1" x 10'3" (4.00 x 3.14)



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

### Kitchen

17'9" x 10'10" (5.43 x 3.31)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap. Integrated four ring gas hob, double electric oven, dishwasher, fridge and freezer. Vinyl flooring. Radiator. uPVC windows to the front and side aspects. Three ceiling lights. Door leading into:-

### Utility Room

12'4" x 7'10" max (3.77 x 2.40 max)



Fitted with base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for automatic washing machine. Carpet tiled flooring. Radiator. Part tiled walls. uPVC windows to the side and rear aspect. uPVC door leading to the rear garden. Ceiling light.

### Bedroom One

13'11" x 12'6" max (4.26 x 3.83 max)



Fitted with a range of built-in bedroom furniture, including wardrobes and drawers. Carpet. Radiator. uPVC window to the side aspect. Ceiling light. Door leading into: -

### En-suite WC

6'0" x 4'0" (1.85 x 1.22)



With a low-level WC, bidet and pedestal wash hand basin. Vinyl flooring. Part tiled walls. Obscured uPVC window to the side aspect. Ceiling light.

### Bedroom Two

13'10" x 9'10" (4.23 x 3.01)

Carpet. Radiator. uPVC window to the side aspect. Fitted with a range of bedroom furniture including wardrobes, drawers and bedside units. Ceiling light. Circular window to the front aspect.

### Bedroom Three

9'11" x 10'2" (3.04 x 3.11)



Carpet. Radiator. uPVC window to the side aspect. Fitted with a range of built-in bedroom furniture including wardrobes, bedside units and dressing table. Ceiling light.

### Bathroom

10'1" x 6'5" (3.09 x 1.98)



Fitted with a suite comprising of panelled bath with shower mixer tap, low-level WC, pedestal wash and basin and corner shower cubicle with electric mirror shower. Vinyl flooring. Fully tiled walls. Obscured uPVC window to the side aspect. Radiator. Ceiling light.

### Outside

To the front of the property there is a tarmac driveway which provides ample off road parking and leads to:-

### Integral Double Garage

24'3" x 17'8" (7.41 x 5.41)

Electric up and over door to the front aspect. Power and light. Obscured uPVC window to the side aspect. Internal door leading to the Inner Store Room and in turn to the entrance hall.

### Gardens

Brook House sits in an excellent sized plot, elevated to the rear offering wonderful views over the surrounding area and countryside beyond. The gardens have been beautifully maintained, providing a private patio seating area which overlooks a manicured lawn and well stocked mature flower beds and borders.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

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**



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!**



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **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.

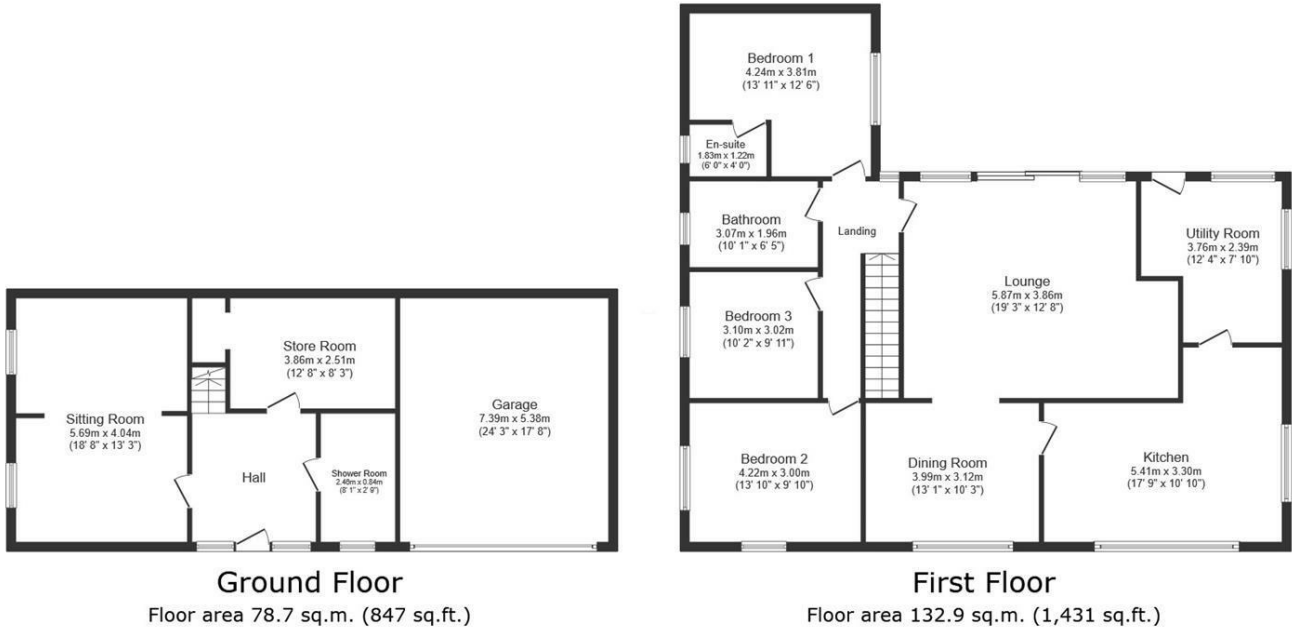
### **Do You Need A Mortgage?**

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

### **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

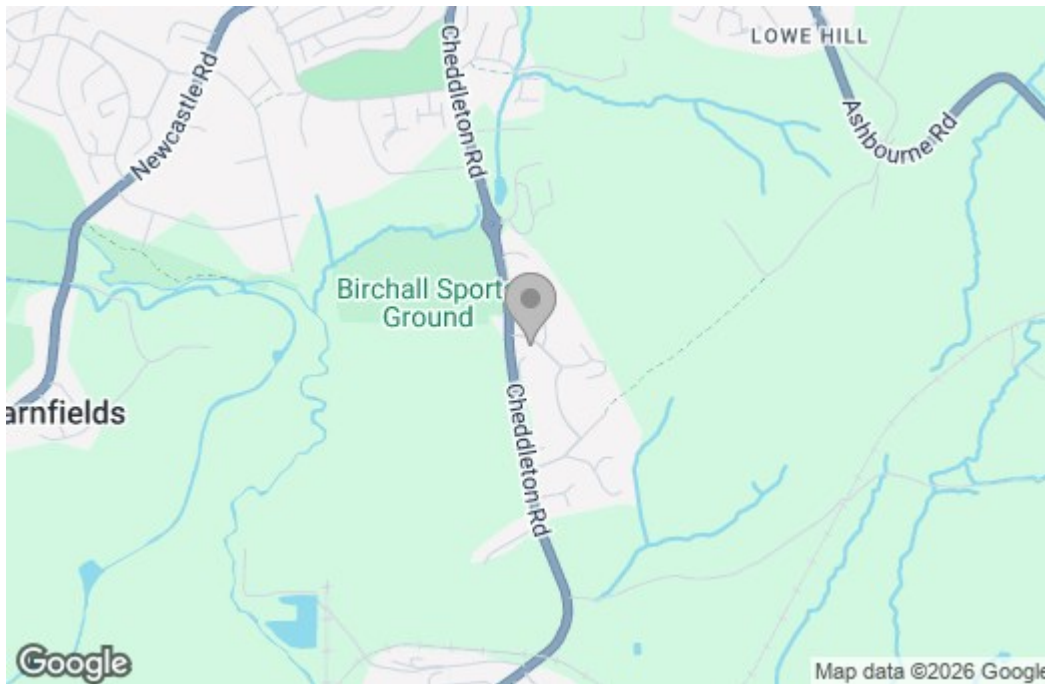


Total floor area: 211.6 sq.m. (2,277 sq.ft.)

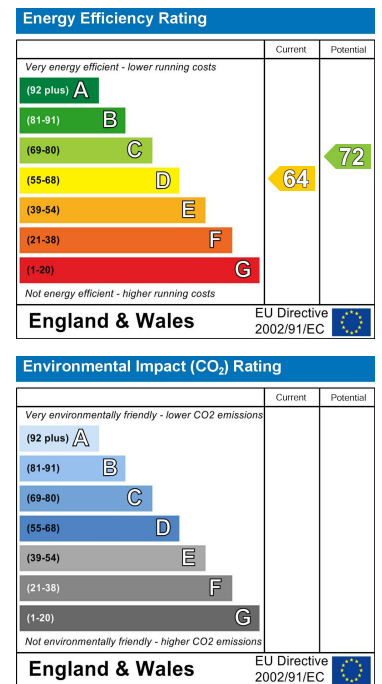
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.