



## 2 Rochford Close, Leek, ST13 8JH

Offers Over £280,000

- For sale with no onward chain, offering a straightforward and potentially quicker move
- Private driveway and garage, providing excellent off-road parking and storage
- Double glazing and combination boiler for added comfort and efficiency
- An excellent opportunity for buyers seeking a detached family home with no onward chain
- Well-presented detached property situated in a desirable cul-de-sac location
- South-east facing rear garden, offering a pleasant outdoor space with good natural light
- Peacefully positioned within a popular residential location
- Three well-proportioned bedrooms, ideal for families, couples or those requiring additional space
- Contemporary shower room finished in a modern style
- Conveniently located close to local amenities, transport links and well-regarded schools



# 2 Rochford Close, Leek ST13 8JH

Selling with NO CHAIN, Whittaker & Biggs would like to welcome you to this detached house in Rochford Close. Boasting three well-proportioned bedrooms, this property is perfect for those looking for space and comfort. The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The contemporary shower room has been thoughtfully designed, providing a modern touch to the home. The property also features a private driveway and garage, ensuring ample parking and storage options for your convenience. The south-east facing rear garden is a true highlight, offering a sunny outdoor space perfect for enjoying the warmer months, gardening, or simply unwinding in a tranquil setting.



Council Tax Band: C



## Ground Floor

### Porch

6'9" x 5'6"

UPVC double glazed door with sidelight windows to the frontage, UPVC double glazed window to the side aspect, storage cupboard with shelving.

### Hall

10'4" x 5'9"

Wood glazed door to the frontage, understairs storage cupboard, radiator.

### Kitchen Diner

13'2" x 8'10"

UPVC double glazed window to the frontage, units to the base and eye level, cooker point, extractor hood, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for table and chairs.

### Sitting Room

14'11" x 12'7"

UPVC double glazed door to the rear, two UPVC double glazed picture windows to the rear, electric fire, marble hearth and surround, wood mantel, radiator, stairs to the first floor.

### Conservatory

12'0" x 9'6"

UPVC double glazed construction, polycarbonate roof, patio doors to the rear, radiator.

## First Floor

### Landing

10'3" x 5'7"

UPVC double glazed window to the side aspect, loft hatch, airing cupboard housing the Baxi combi boiler.

### Shower Room

6'10" x 5'6"

UPVC double glazed window to the frontage, walk-in shower enclosure, chrome fittings, rainfall showerhead, pedestal wash-hand basin, chrome mixer tap, low-level WC, chrome ladder radiator, fully tiled.

### Bedroom One

12'8" x 8'11"

UPVC double glazed window to the frontage, built-in wardrobe, radiator.

### Bedroom Two

11'10" x 8'2"

UPVC double glazed window to the rear, built-in wardrobe, radiator.

### Bedroom Three

8'10" x 6'4"

UPVC double glazed window to the rear, radiator.

### Loft

Boarded, insulated, pull-down-ladder.



### Externally

To the frontage, tarmacadam driveway, gravelled area, dwarf wall boundary, gated access to the rear.

To the rear, two paved patios, area laid to lawn, fence boundary, well stocked borders.

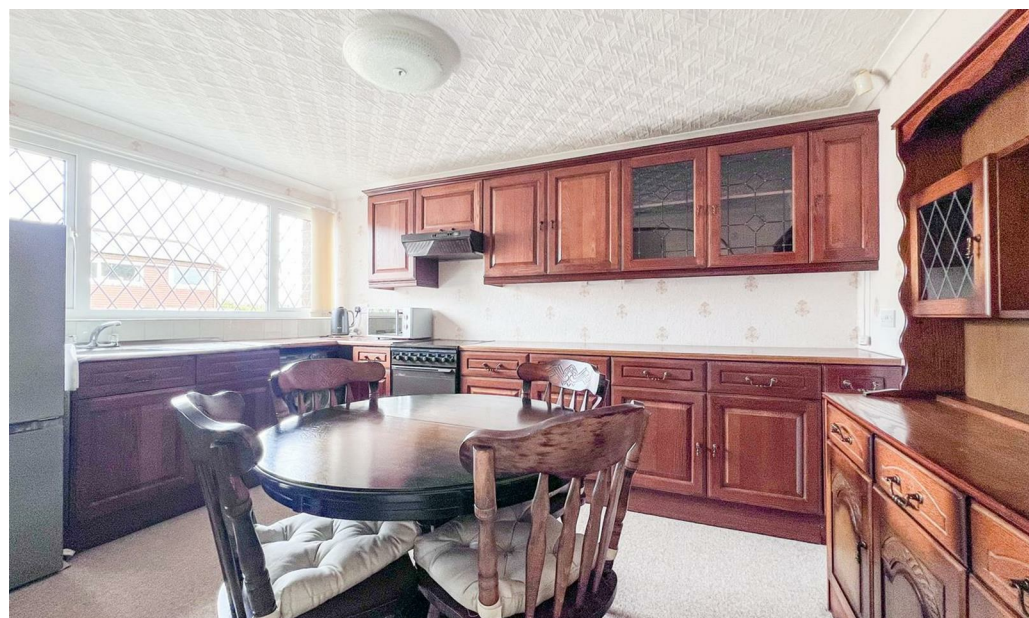
### Garage

15'9" x 8'2"

Metal up-and-over door, pedestrian door to the rear, power and light.

### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







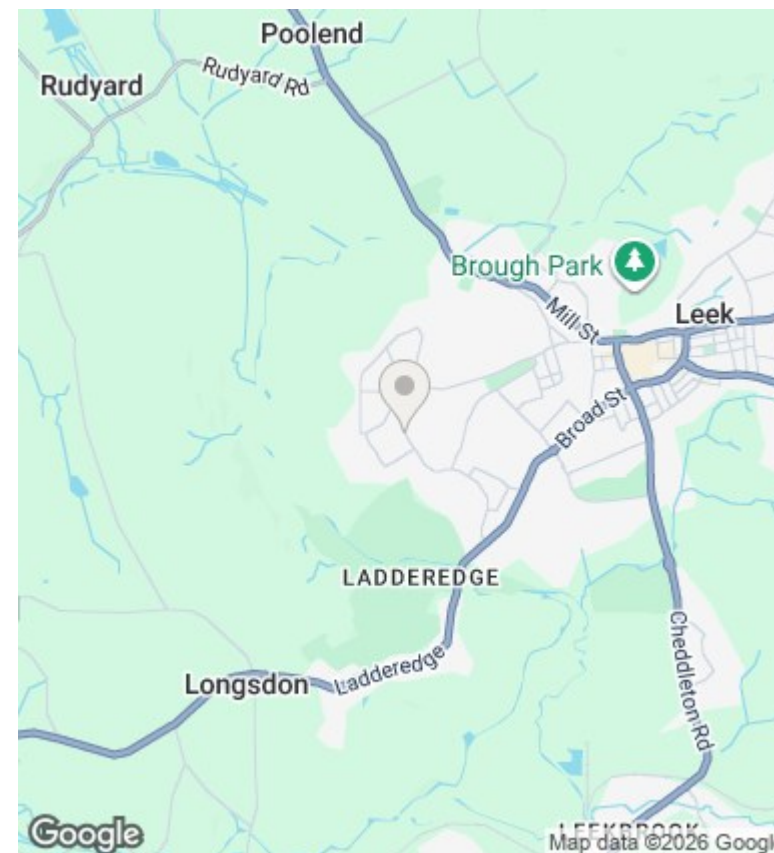


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2025)

## Directions

### Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.



## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |