Whittaker & Biggs Est. 1930
Rostons Group







31 Tulip Way, Leek, ST13 7AX

Offers In The Region Of £290,000

- Immaculately presented three-storey semi-detached home.
- Three well-proportioned bedrooms situated on the second floor, including a comfortable principal bedroom
- Modern fitted kitchen with peninsula breakfast bar, designed for both everyday living and entertaining.
- Located within a popular residential development, conveniently located for local amenities, schools, and commuter links.
- Three bathrooms, with a shower room to the ground floor, family bathroom to the first floor, and en-suite shower room to the second floor.
- First-floor sitting room featuring French doors opening to a Juliet balcony, allowing plenty of natural light and elevated views.
- Versatile ground-floor reception room that can be utilised as a fourth bedroom, home office, playroom, or snug to suit individual requirements.

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31 Tulip Way, Leek ST13 7AX

Whittaker & Biggs would like to welcome you to this beautifully presented three-storey semi-detached home, offering spacious and versatile accommodation perfectly suited to modern family living. Occupying a sought-after position within a popular residential development, the property is conveniently located for local amenities, well-regarded schools, and excellent commuter links.

The accommodation is thoughtfully arranged across three floors, with a generous first-floor sitting room enjoying an abundance of natural light through French doors opening onto a Juliet balcony.

The stylish kitchen dining room is fitted with a range of modern units and features a peninsula breakfast bar, providing an ideal space for both everyday family life and entertaining guests. A versatile ground-floor reception room offers flexibility and could equally serve as a fourth bedroom, home office, playroom, or snug

3 3 2 C

Council Tax Band: C





Location

Living at Tulip Way, Leekbrook offers a balance of village charm and everyday convenience. Situated on the outskirts of the historic market town of Leek, the property enjoys a peaceful residential setting with beautiful Staffordshire countryside close by, making it ideal for those who enjoy walking, cycling, and outdoor pursuits. Leekbrook benefits from excellent road links to Leek, Stoke-on-Trent, and the Peak District National Park, providing easy access for commuters and leisure activities alike.

Families are well served by a selection of highly regarded local schools, while nearby Leek offers a wide range of independent shops, supermarkets, cafés, restaurants, and leisure facilities. The area is also home to a strong community spirit, with local events, pubs, and countryside attractions contributing to an attractive lifestyle. Combining a semi-rural environment with convenient access to modern amenities, Tulip Way is an excellent location for families, professionals, and those looking to enjoy a quieter pace of life without feeling isolated.

Ground Floor

Hall

Composite double glazed door to the frontage, radiator, stairs to the first floor, storage cupboard, pedestrian door to the garage.

Reception Two / Bedroom Four

10'3" x 10'3"

UPVC double glazed patio doors to the rear, radiator.

Shower Room

7'10" x 2'11"

Walk-in shower enclosure, chrome fitments, pedestal wash hand basin, chrome taps, low-level WC, radiator.

Utility Room

10'3" x 5'2"

Wood double glazed door to the rear, units to the base and eye level, stainless steel sink and drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, gas fired wall mounted Ideal combi boiler, extractor fan, radiator, tiled floor.

Integral Garage

15'5" x 8'8"

Metal up-and-over door, power and light.

First Floor

Landing

Stairs to the second floor, radiator.

Reception One

15'11" x 15'8" max measurement

UPVC double glazed French doors to the frontage, Juliet balcony, UPVC double glazed window to the frontage, two radiators.

Kitchen Dining Room

16'0" x 10'2"

Two UPVC double glazed windows to the rear, units to the base and eye level, peninsula breakfast bar, five ring CDA gas hob, Caple extractor hood, CDA electric fan assisted oven and separate grill, CDA combination oven, integral Kenwood dishwasher, integral fridge freezer, space for a dining table and chairs, inset ceiling spotlights, radiator.

Bathroom

6'4" x 5'6"

Panel bath, chrome telephone style mixer tap and handheld shower attachment, pedestal wash hand basin, chrome taps, low level WC, radiator, extractor fan.

Second Floor

Landing

Loft hatch.

Bedroom One

16'0" x 10'4"

Two UPVC double glazed windows to the rear, fitted wardrobes, two radiators, ensuite off.

En-suite

6'3" x 5'5"

Quadrant shower enclosure, chrome fitments, rainfall showerhead, vanity wash hand basin,

chrome mixer tap, concealed cistern low level WC, chrome ladder radiator, fully tiled, inset ceiling spotlights.

Bedroom Two
15'11" x 8'5" max measurement
UPVC double glazed window to the frontage, radiator.

Bedroom Three
12'1" x 7'2" max measurement
UPVC double glazed window to the frontage, radiator.

Externally
To the frontage, tarmacadam driveway, gated access to the rear.
To the rear, paved garden, fence boundary, mature shrubs.

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.

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TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.

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 mis-statement. This plan is for illustrative 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.
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Directions

Viewings

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

Council Tax Band

C

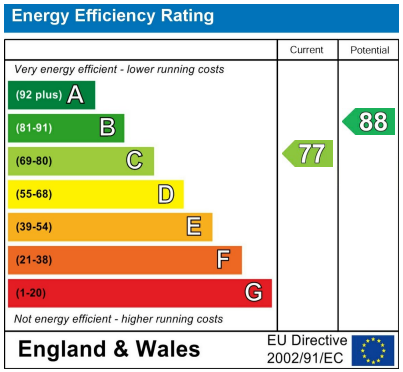


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