



82 Ladderedge, Staffordshire, ST13 7AQ

Offers in the region of £625,000

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

"Elegance is not about being noticed, its about being remembered" ~ Georgio Armani

This property is one that you will most certainly not forget! Set in an enviable, elevated position on the outskirts of the Historic Market Town of Leek, overlooking Ladderedge Country Park and the stunning Staffordshire Moorland countryside which surrounds it. Featuring an impressive living Kitchen, Luxurious Master Suite with Dressing Room and Ensuite, and opulent Family Bathroom, with beautifully landscaped gardens and a view soaked Veranda, this home perfectly blends space, style and serenity.

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

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Estate Agents Comments

An Exceptional Family Residence with Panoramic Countryside Views enjoying a prime elevated position on the outskirts of the historic market town of Leek. This impressive executive detached home combines luxurious living with far-reaching views over Ladderedge Country Park and the surrounding Staffordshire Moorlands countryside.

Immaculately presented throughout and offering generous and versatile accommodation over three floors, the ground floor comprises a spacious lounge and formal dining room, a stunning open-plan living kitchen perfect for entertaining, a fully fitted home office, separate utility room, and a convenient WC.

To the first floor, the master suite is a true retreat, complete with a dressing room, stylish en-suite shower room, and a spectacular full-height picture window framing panoramic views. There are three further double bedrooms on this floor, all beautifully appointed, and a luxurious family bathroom featuring a double-ended roll-top bath.

The second floor hosts an additional double bedroom with its own en-suite bathroom, and two charming loft rooms/playrooms with restricted head height, ideal for children's hideaways or additional storage.

Outside, the property continues to impress. A large driveway offers ample off-road parking and leads to an attached garage. To the rear, a fabulous veranda accessed via both the kitchen and lounge provides a superb space for al fresco dining and relaxation while enjoying the stunning outlook. Steps lead down to a stylish garden room currently set up as a bar, with French doors opening to a private Indian stone patio. Beyond lies a well-kept lawned garden with a tranquil fish pond and raised beds; perfect for growing your own produce.

This exceptional home offers the very best of modern family living in a beautiful, semi-rural setting and a viewing is ESSENTIAL to truly appreciate all it has to offer.

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 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.

Entrance Porch

10'4" x 5'10" (3.16 x 1.78)

Laminate flooring. uPVC entrance door to the front aspect. Two uPVC windows to the front aspect. Cloaks hanging space. Ceiling spotlights. uPVC door leading into:-

Entrance Hall

14'5" x 8'9" (4.40 x 2.69)



Wooden flooring. Understairs storage cupboard. Stairs leading to the first floor. Large storage cupboard off. Ceiling spotlights. Doors leading into: –

Living Kitchen

21'9" x 17'2" (6.63 x 5.25)



Fitted with a range of wall and base units with granite worktops over incorporating an inset 'Smeg' sink unit with mixer tap. Integrated "Neff" appliances including a five ring gas hob with extract over and double electric oven with warming drawer beneath. Integrated "Whirlpool" microwave. Space for an American style fridge freezer. Integrated "Bosch" dishwasher. Tiled flooring with underfloor heating. Two ceiling lights and spotlights. uPVC French doors leading to the rear veranda.

Lounge

24'8" max x 13'10" (7.52 max x 4.24)

Wooden flooring with underfloor heating. Log burning effect stove sat on a tiled hearth with a tiled background. uPVC French doors leading to the rear Veranda. Ceiling spotlights. Double doors leading into:–

Dining Room

13'1" x 10'5" (4.01 x 3.18)



Wooden flooring with underfloor heating. uPVC bay window to the front aspect. Ceiling spotlights.

Office

8'4" x 7'10" (2.55 x 2.40)



Fully fitted with a range of office furniture including storage cupboards, shelving and desk workspace. Wooden flooring. uPVC window to the front aspect. Ceiling light.

Utility Room

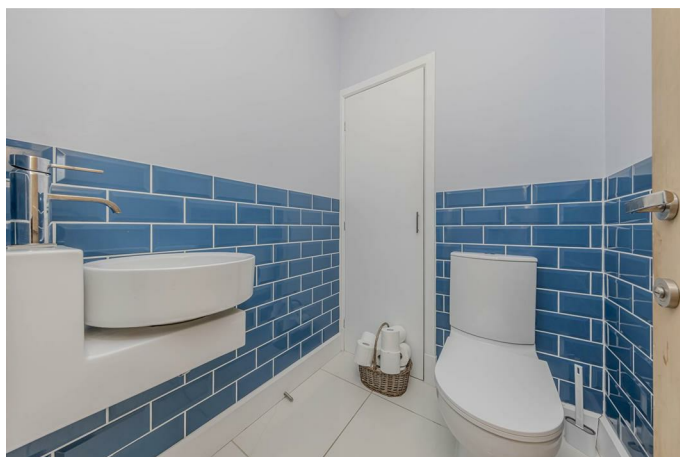
9'6" x 6'8" (2.92 x 2.05)



Fitted with a base unit with worksurface over. Plumbing for automatic washing machine. Space for tumble dryer. Wall mounted Baxi combination boiler. Tiled flooring. Obscured uPVC window and door leading to the side aspect. Ceiling spotlights.

WC

4'10" x 4'7" (1.48 x 1.42)



Fitted with a low-level WC and wall mounted wash hand basin. Tiled flooring. Part tiled walls. Ceiling light. Storage cupboard off.

First Floor Landing



Carpet. Two radiators. uPVC windows to the front aspect. Two storage cupboards off. Stairs leading to the second floor. Ceiling spotlights. Doors leading into: –.

Bedroom One

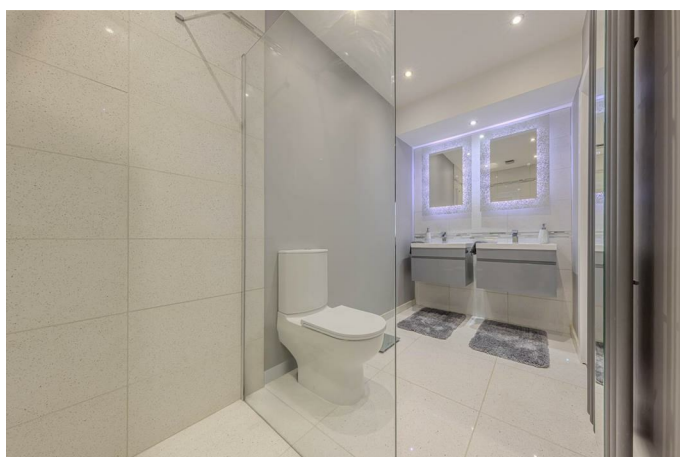
20'11" x 13'10" max overall (6.38m x 4.22m max overall)



Carpet. Radiator. Full height uPVC window to the rear aspect offering stunning far reaching views over Ladderedge country Park and the surrounding area. Ceiling spotlights. Doors leading into: –

Ensuite Shower Room

11'2" x 5'1" (3.41 x 1.56)



Fitted with a walk-in shower with drencher showerhead, low-level WC and twin wall mounted vanity style wash hand basins with mixer taps. Quartz tiled flooring and part tiled walls. Two wall mounted mirrors. Ceiling spotlights. Wall mounted upright radiator with inset mirror.

Dressing Room

10'1" x 7'2" (3.08 x 2.20)

Fitted with an extensive range of clothes hanging space and shelving. Carpet. Ceiling spotlights.

Bedroom Two

15'0" x 9'6" (4.59 x 2.91)



Carpet. Radiator. uPVC window to the rear aspect offering stunning views over Ladderedge country Park and the surrounding area. Fitted with a range of built-in wardrobes. Ceiling spotlights.

Bedroom Three

14'4" x 8'4" (4.39 x 2.56)



Carpet. Radiator. uPVC window to the front aspect. Ceiling spotlights.

Bedroom Four

10'10" x 10'5" (3.32 x 3.19)



Carpet. Radiator. uPVC window to the front aspect. Ceiling spotlights.

Family Bathroom

11'5" x 8'5" (3.50 x 2.59)



Fitted with a stunning bathroom suite comprising of freestanding rolltop double ended bath with freestanding taps, vanity wash hand basin unit, low-level WC and double shower cubicle with drencher showerhead. Tiled flooring. Part tiled walls. Wall mounted heated towel rail. Radiator. Obscured uPVC window to the side aspect. Ceiling spotlights.

Second Floor

Bedroom Five

21'2" x 7'4" extending 13'9" (6.46 x 2.24 extending 4.21)



Laminate flooring. Built in drawers and storage area. Velux windows to the side and rear aspects. Two ceiling lights. Loft storage cupboard off. Restricted height access to the playrooms/loft storage areas. Door leading into: –

En-suite Bathroom

6'7" x 5'6" (2.03 x 1.70)



Fitted with a three-piece suite comprising of panelled bath with shower mixer tap, low-level WC and pedestal wash hand basin. Laminate flooring. Part tiled walls. Ceiling spotlights.

Playroom One

12'9" x 8'9" (3.91 x 2.69)

Laminate flooring. Velux Window.

Playroom Two

12'9" x 8'9" (3.91 x 2.69)



Laminate flooring. Velux Window.

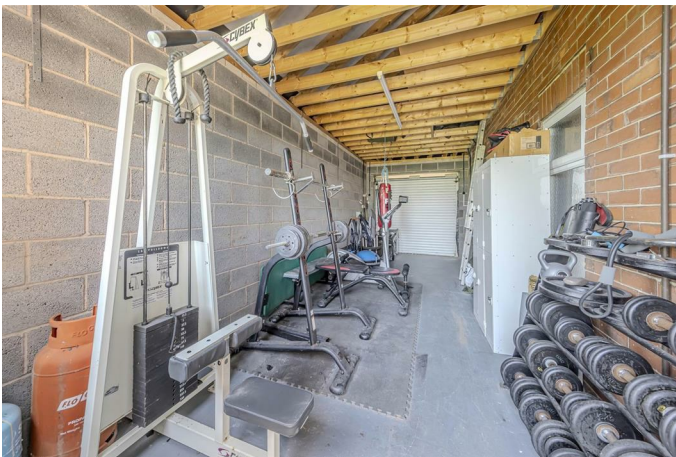
Outside



To the front of the property there is a block paved driveway which provides ample off road parking for at least four vehicles, and leads to the Integral Garage. Access to the side of the property leads to the rear garden.

Garage

25'7" x 9'8" (7.80 x 2.95)



Electric roller door to the front aspect. Power and light. uPVC door and window to the rear aspect.

Rear Garden



The rear garden of this stunning property is a fabulous extension of the living space; thoughtfully landscaped to make the most of its elevated position and exceptional views.

A spacious veranda stretches across the rear of the property which can be accessed via French Doors leading from both the Lounge and Living Kitchen, offering the perfect setting for morning coffee, evening drinks or outdoor dining while enjoying uninterrupted views across Ladderedge Country Park and beyond.

Steps lead down to a garden room, currently configured as a stylish bar; ideal for entertaining! French doors open onto a private Indian stone patio, creating a seamless flow between indoor and outdoor spaces.

Beyond the patio lies a well maintained lawned garden, providing space for children to play and adults to unwind. A small fish pond adds a tranquil focal point, while a series of raised beds offer the opportunity to grow your own vegetables, herbs, or flowers; perfect for those with a love of gardening or sustainable living.

Private, peaceful and wonderfully versatile, this garden is as impressive as the home itself; a perfect blend of beauty, practicality and relaxation.

Bar

18'0" x 10'9" (5.51 x 3.288)



Fitted with a Bar area and a range of base units with work surfaces over incorporating a stainless steel sink and draining unit with mixer tap. Laminate tiled flooring. uPVC door to the side aspect. uPVC French doors to the rear aspect leading to a patio area. uPVC window to the rear aspect. Ceiling spotlights.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

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 advice.

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.

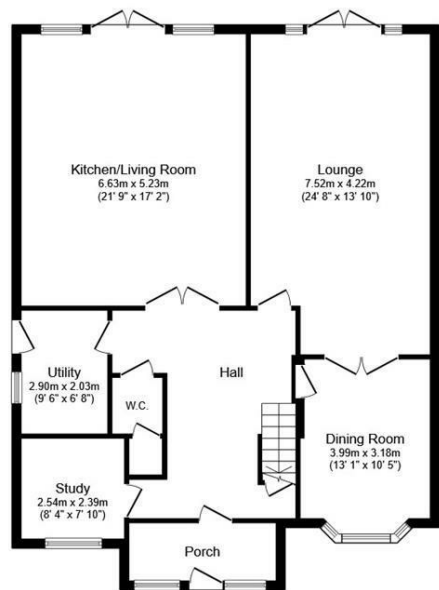
You Need A Solicitor!

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.

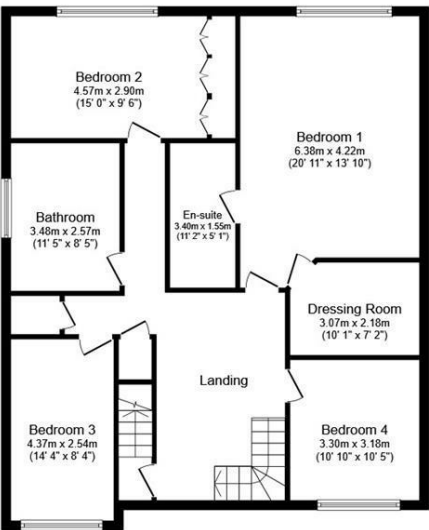
Do You Need A Mortgage?

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

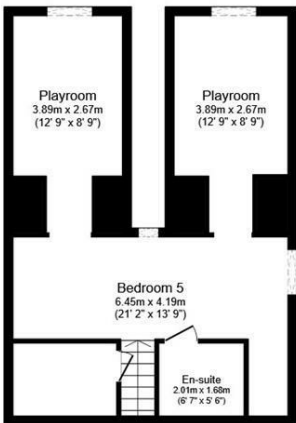
Floor Plan



Ground Floor
Floor area 138.0 sq.m. (1,486 sq.ft.)



First Floor
Floor area 110.1 sq.m. (1,185 sq.ft.)



Second Floor
Floor area 54.1 sq.m. (582 sq.ft.)

Total floor area: 302.2 sq.m. (3,253 sq.ft.)

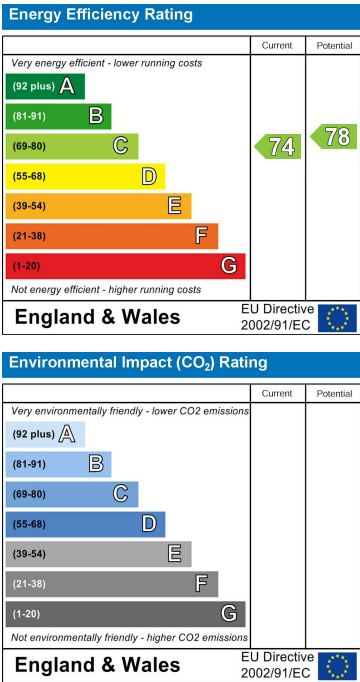
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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