



8 Elm Close, Leek, Staffordshire, ST13 8HT

Guide price £295,000

GUIDE PRICE OF £295,000 TO £300,000

"A home crafted with love and care, where every corner reflects the passion and dreams of first-time buyers, transforming it into a modern dwelling they proudly call their own."

It is a pleasure to present to the open market this stunning three-bedroom linked detached property that has been meticulously refurbished to a high specification. The home briefly comprises an open-plan kitchen dining space, a lounge with sliding doors leading to the rear garden, and three well-appointed bedrooms alongside a modern bathroom. Standing on a corner plot, it features gardens to the front, side, and rear, off-road parking, and a garage with utility space at the rear.

#Modern#Home#Cornerplot

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



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

Introducing an exceptional lifestyle opportunity in Leek's desirable West End, this stunning three-bedroom linked detached property is nestled in a quiet cul-de-sac, just a short walk from the highly regarded Westwood schools. Meticulously refurbished with tender loving care, this home showcases high-quality fixtures and fittings, offering a modern layout that perfectly balances comfort and style.

Situated on a generous corner plot, the property boasts ample parking at the front, leading to a garage and a convenient utility/storage room at the rear. Beautifully landscaped gardens are to the front, side, and rear, providing great outdoor space.

Upon entering, you're welcomed by an entrance porch ideal for coats and shoes, leading into a modern open-plan kitchen diner. This space features an extensive array of wall and base units with elegant work surfaces and high-quality appliances, perfect for culinary enthusiasts. Adjacent is a spacious lounge with sliding doors that seamlessly connect to the rear garden, complemented by a contemporary media unit and an electric inset fire for cosy evenings.

The staircase has oak balustrade with glass inserts which leads up to the first-floor accommodation,

where a landing provides access to three well-proportioned bedrooms and a stylish family bathroom.

This property radiates warmth and love, clearly reflecting the care and attention bestowed upon it by its owners. It has served as a fabulous first home, and now, as they prepare to embark on their next adventure, it awaits new owners ready to create their own cherished memories in this beautifully crafted space.

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 to 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 Porch

6'9" x 5'8" (2.06 x 1.75)

uPVC front door, uPVC double glazed throughout, laminated flooring, fitted storage cupboard, inset spotlighting, access into the kitchen diner.

Kitchen Dining Space

14'9" max x 13'3" max (4.52 max x 4.06 max)



The kitchen features a n extensive range o f traditional carpentry-style wall and base units, complemented by brushed chrome door furniture and a light grey off-white decor. The quality quartz work surfaces extend to splashbacks, housing a gas hob with pans underneath and a Smeg extractor hood above, along with a double oven and integrated dishwasher. The sink unit, equipped with a drainer that is grooved into the work surface and a central tap over, is well-positioned beneath a UPVC double-glazed window overlooking the front aspect. The space also includes concealed lighting

under the units, insect spotlighting, and laminated wooden-style flooring, as well as space for a dining table. A radiator and access to a good-sized storage cupboard complete this area.

Lounge

14'10" x 12'11" (4.53 x 3.95)



Moving into the lounge, this good-sized room boasts wooden-style flooring and UPVC double-glazed sliding doors, accompanied by adjacent UPVC double-glazed windows. The sliding doors lead directly onto the rear patio garden area. A media wall features a contemporary-style electric fire with a remote control, set within wooden panelling to dado height and highlighted by a feature ceiling light. A radiator is present, and stairs lead off to the first-floor accommodation, featuring an oak balustrade with glass insert that create a modern and light feel.

First Floor Accommodation

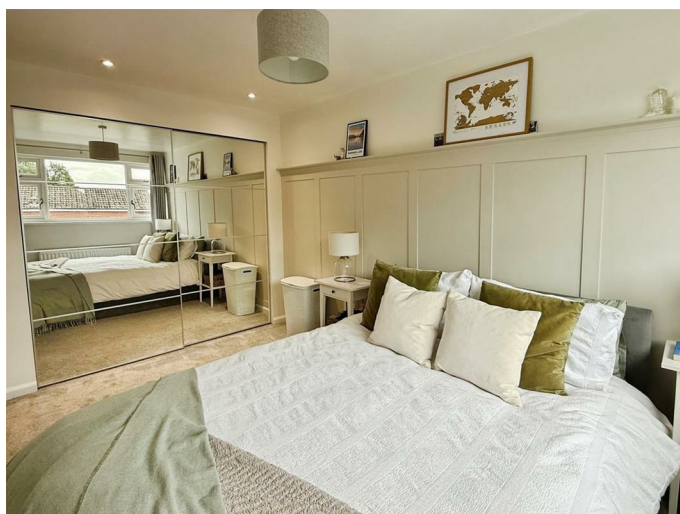
Landing



The landing area is carpeted and includes a ceiling light, a UPVC double-glazed window to the side aspect, loft access, and an airing cupboard housing the wall-mounted boiler along with additional storage space.

Bedroom One

8'9" x 12'9" (2.67 x 3.89)



Located at the front of the property, is a spacious room with fitted carpet and fitted wardrobes featuring mirrored sliding doors. It also has a feature wooden panel wall, inset spotlighting, a ceiling light, a radiator, and a UPVC double-glazed window to the front aspect.

Bedroom Two

11'11" x 8'0" (3.65 x 2.45)



Situated at the rear, is a good-sized double room with fitted carpet and a UPVC double-glazed window overlooking the garden, as well as a ceiling light.

Bedroom Three

6'5" x 8'11" (1.97 x 2.73)



A single room located at the rear of the property, featuring fitted carpet, a ceiling light, a radiator, and a UPVC double-glazed window that also overlooks the rear garden.

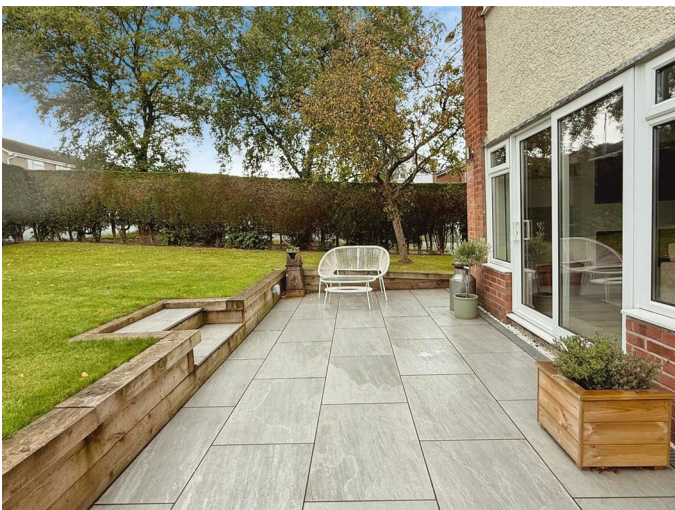
Bathroom

6'10" x 5'6" (2.10 x 1.69)



The bathroom is fitted with a modern suite, including a white bath with chrome-style taps, a shower attachment, and a rain-style shower behind a glass shower screen. The WC and wash hand basin are fitted in a vanity-style unit with a storage cupboard beneath and a useful shelf above. An illuminated wall-mounted mirror, a heated towel rail, and fully tiled walls in contrasting dark grey and cream complete the space, along with wooden design-style flooring and a UPVC frosted window to the front aspect.

Outside



The property features a generously sized driveway designed with cobble-style paving, leading to a garage with an up-and-over door. At the rear of the garage, there is a useful utility/storage room.

The gardens encompass the front, side, and rear, all enclosed with fencing and hedging. The rear garden primarily consists of lawn, accompanied by a pleasant patio seating area, with access to the utility/storage room at the back of the garage. Additionally, access to the front of the house can be gained via a side gate.

Garage

16'6" x 8'2" (5.03 x 2.51)



Up and over door and power and lighting connected. Access to the rear utility/storage room

Utility/Storage

13'5" x 8'1" (4.09 x 2.48)

base units with sink unit and drainer, space for washing machine and dryer. Power and lighting. uPVC window and door. Access into the garage and access from the rear garden.

What3words

///jokes.beans.magnitude

Agents Notes

Double glazed throughout
Gas fired central heating system
Mains drainage
Freehold
Staffordshire Moorlands District Council - Band C

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 Denise White Estate Agents



"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 honoured 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.

Do You Need To Sell Or Rent A Property ?

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.

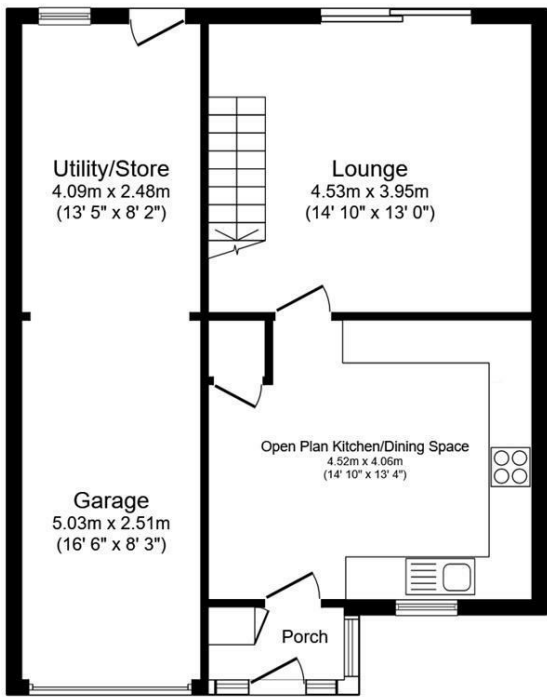
Do You Need Help With A Mortgage ?

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

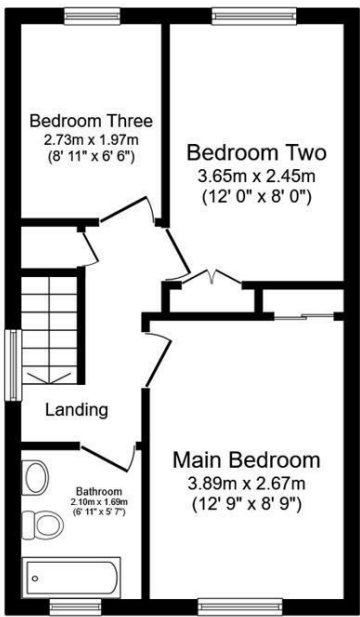
You Will Need A Solicitor !

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.

Floor Plan



Ground Floor
Floor area 62.6 sq.m. (673 sq.ft.)



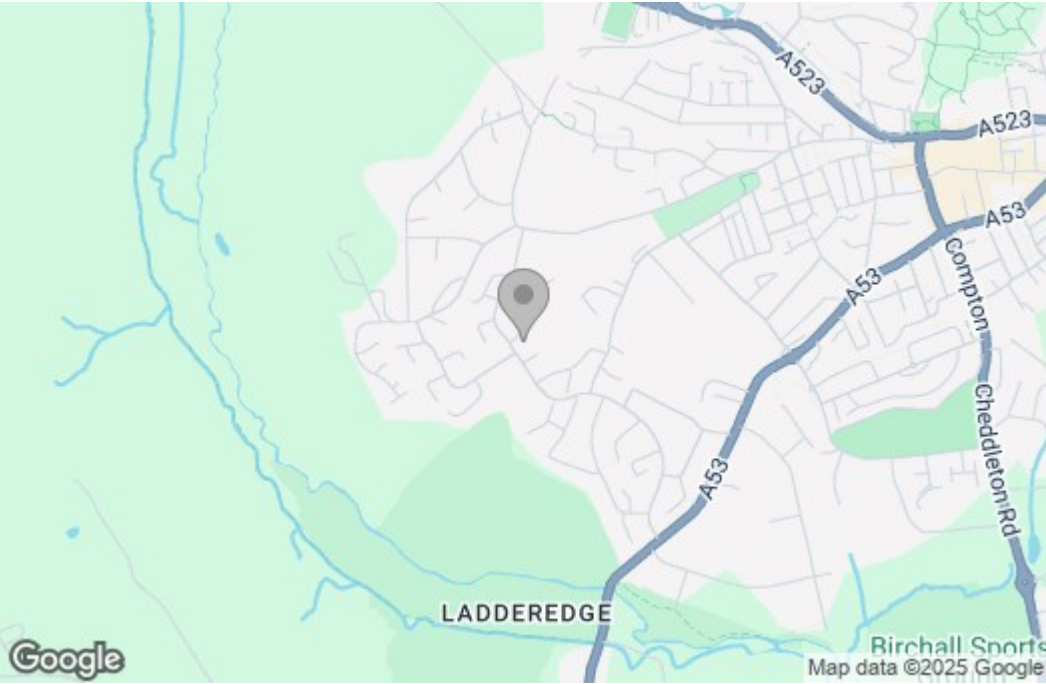
First Floor
Floor area 36.5 sq.m. (393 sq.ft.)

Total floor area: 99.0 sq.m. (1,066 sq.ft.)

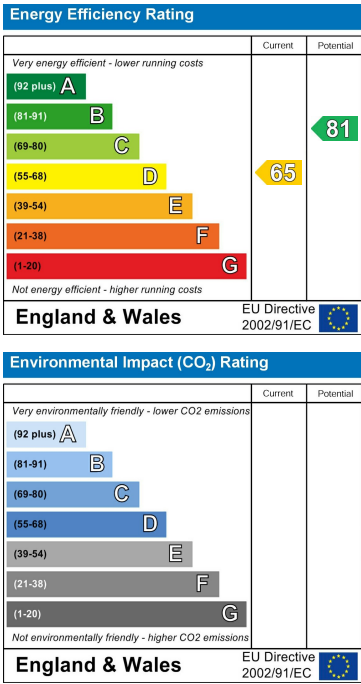
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.