



5 Ashenhurst Way, Staffordshire, ST13 5SB

Guide price £425,000

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

****GUIDE PRICE OF £425,000 - £450,000****

"Not just a house... your family's next chapter!"

An exceptional detached family home, beautifully upgraded throughout with a stylish Wren kitchen, contemporary bathrooms, and versatile living space. Featuring two stunning reception rooms, four bedrooms, and a landscaped tiered garden, this property is ideally located close to All Saints First School and Leek town centre.

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 Agent Comments

This beautifully presented detached family home has been recently upgraded throughout, offering stylish and contemporary living accommodation finished to an exceptional standard. From the moment you step inside, the attention to detail is clear, with LVT herringbone flooring running across the ground floor, a brand-new kitchen and utility/WC, and thoughtfully chosen décor creating a modern yet inviting feel.

The accommodation begins with an Entrance Hall, from which stairs rise to the First Floor and doors lead to the reception rooms and Kitchen. To the front, the Lounge enjoys a bay window and a newly installed log burning stove, while across the hallway, a superb Sitting Room spans the side of the property, complete with a contemporary inset glass-front fire and bi-fold doors opening directly onto the rear patio. The Kitchen, positioned at the rear, has been recently fitted with a stunning Wren kitchen boasting quality integrated appliances. From here, a door leads to the newly installed Utility/WC.

To the first floor, the Main Bedroom benefits from a fabulous contemporary en-suite with a walk-in shower, while Bedrooms Two and Three are also both generous doubles. Bedroom Four has been thoughtfully fitted with bespoke wardrobes and storage, creating a stylish Dressing Room. The Family Bathroom completes the first floor accommodation, featuring a modern suite with rainfall shower over the bath.

Externally, a tarmac driveway provides off-road parking alongside a lawned garden area to the front. To the rear, the excellent-sized tiered garden has been cleverly designed to maximise the space and offer something for everyone, with Astro-turfed lawns ideal for children, an elevated paved seating terrace perfect for entertaining, and raised flower beds providing seasonal colour.

Positioned just a stone's throw from the highly regarded All Saints First School, and within easy reach of Leek town centre and its wide range of

amenities, this home ticks all the boxes for modern family living. One not to be missed!

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 Hall

Composite entrance door to the front aspect. LVT herringbone flooring. Wall mounted radiator. Stairs leading to first floor. Under stairs storage. Access to kitchen. Ceiling light. Doors leading into:-

Lounge

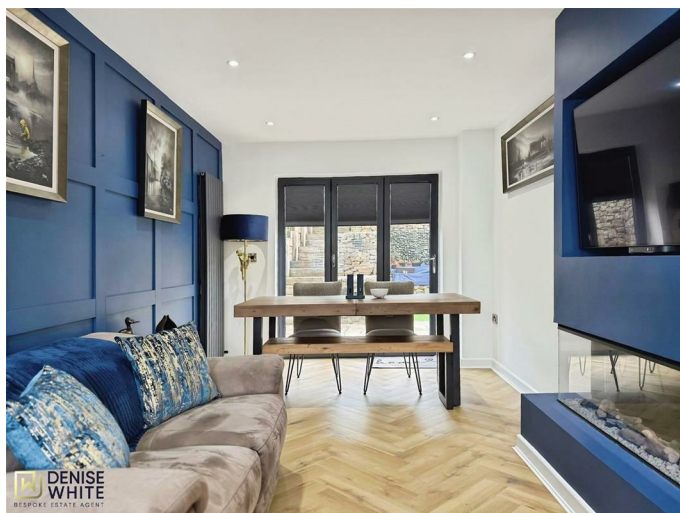
14'0" x 11'8" (4.28 x 3.58)



LVT herringbone flooring. Wall mounted radiator. Log burner. uPVC double glazed window to front aspect. Ceiling light.

Sitting Room

21'2" x 9'2" (6.47 x 2.80)



LVT herringbone flooring. Wall mounted radiator. Contemporary inset electric fire. uPVC double glazed window to the front aspect. Bifold doors to the rear aspect. Ceiling light.

Kitchen

14'11" x 8'7" (4.57 x 2.62)



A modern, recently fitted, 'Wren' kitchen with a range of wall and base units with work surfaces over. Integrated dishwasher, fridge freezer, CDA induction hob with extractor hood over, Bosch oven, Bosch microwave and concealed double bin unit. Drainer style sink unit. LVT herringbone flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Doors leading to the utility and the rear garden. Inset spotlights.

Utility WC

7'7" x 5'8" (2.32 x 1.75)



LVT herringbone flooring. Wall mounted radiator. Plumbing for washing machine. Low level WC. Wash handbasin. Work surface. Obscured uPVC double glazed window. Inset spotlights.

First Floor Landing

Fitted carpet. Loft access. Ceiling light. Doors leading into:-

Bedroom One

13'0" x 9'3" (3.97 x 2.82)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

Ensuite

8'6" x 4'6" (2.61 x 1.39)



Tiled flooring. Low level WC. Vanity style wash handbasin. Heated towel rail. Walk in shower with rainfall shower head. Obscured uPVC double glazed window. Inset spotlights.

Bathroom

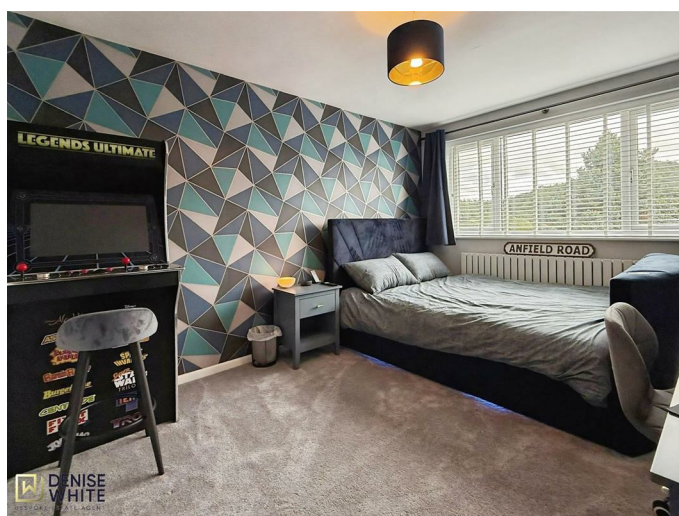
7'7" x 5'4" (2.32 x 1.65)



Tiled flooring. Heated towel rail. Low level WC. Wash handbasin. Bath with Rainfall showerhead over and shower screen. Obscured uPVC double glazed window. Inset spotlights.

Bedroom Two

12'11" x 9'10" (3.94 x 3.01)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

Bedroom Three

10'9" x 9'10" (3.30 x 3.01)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Four / Dressing Room

9'10" max x 2'7" extending to 5'11" (3.01 max x 0.81 extending to 1.82)



Fitted carpet. Wall mounted radiator. Fitted with a range of wardrobes and storage. uPVC double glazed windows to the front aspect. Ceiling light.

Outside



This beautifully landscaped, three-tiered garden is designed to maximise both space and functionality, offering the perfect blend of relaxation, entertaining, and outdoor living. At ground Level there low-maintenance astro-turfed lawn, ideal for children's play or pets, complemented by a neat flower bed adding a touch of colour and charm. Steps lead from here up to a stylish elevated patio area, perfect for outdoor dining, summer barbecues, or simply relaxing with friends and family. The stairs continue on to the top tier where you will find a second astro-turfed lawn, enjoying elevated views and plenty of space, making it the perfect spot for recreation, a play area, or additional seating. This tiered design ensures every inch of the garden is both practical and inviting, providing versatile spaces to suit the whole family.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

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 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.

Property To Sell Or Rent?

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.

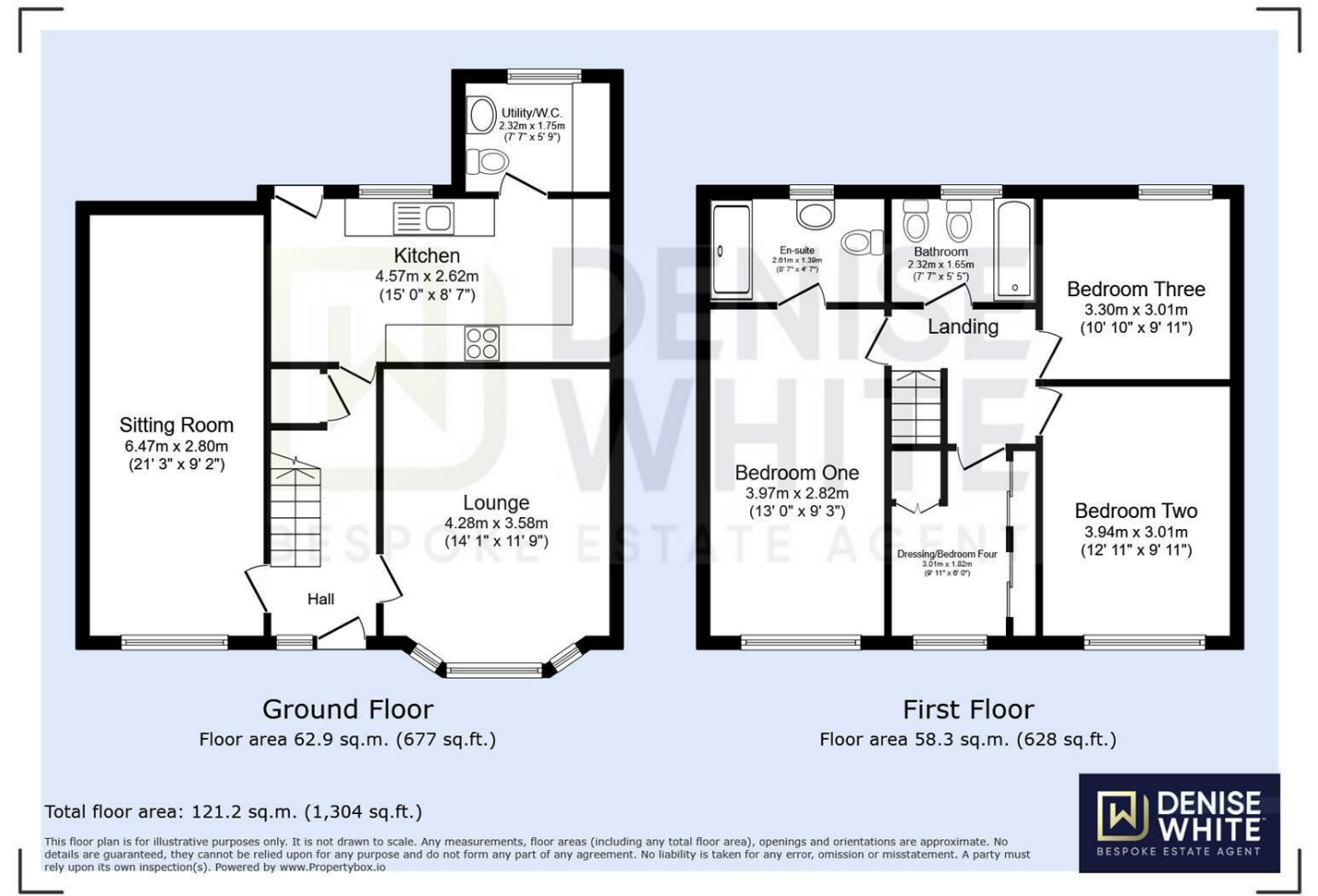
You Will Need A Solicitor!

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.

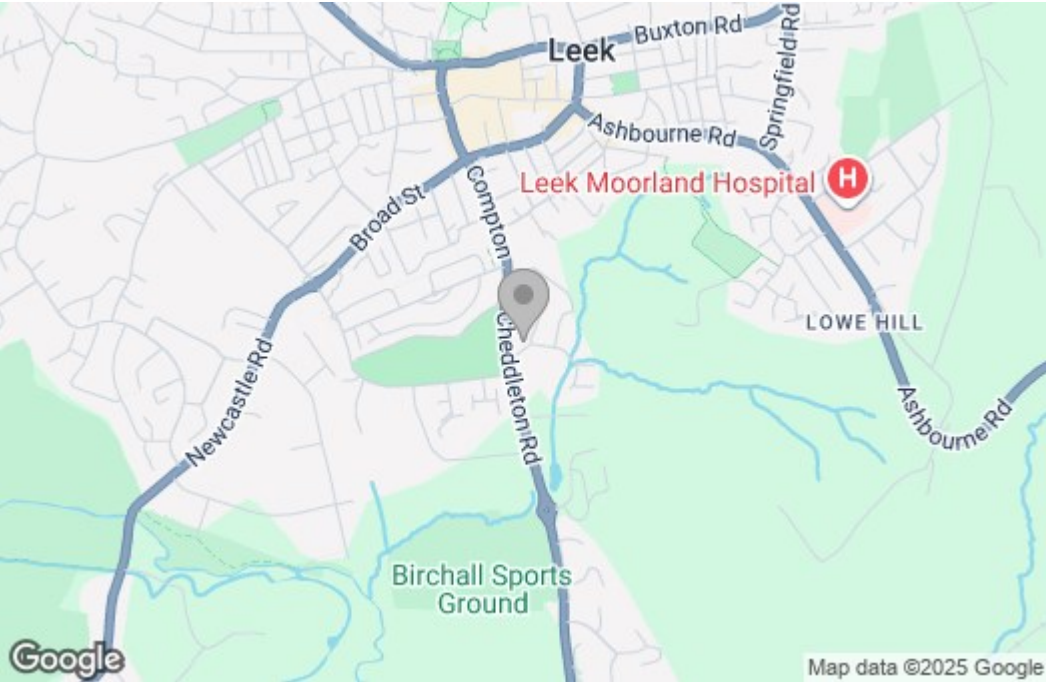
Need A Mortgage Advisor?

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

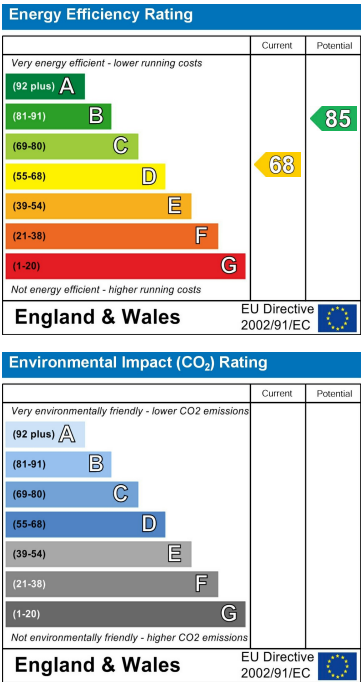
Floor Plan



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.