



11 Meadow Close, Leek, Staffordshire, ST13 5TX

Offers in the region of £430,000

"Luxury must be comfortable, otherwise it is not luxury." – Coco Chanel

Introducing an exceptionally well-maintained, extended three-bedroom detached house, complete with a charming garden annex and a dedicated hot tub area. Nestled in a highly sought-after residential area on the outskirts of the picturesque market town of Leek, this property offers a perfect blend of modern living and outdoor space which is perfect for entertaining. With its inviting features and prime location, it presents an ideal opportunity for discerning buyers seeking a delightful family home

Denise White Agent Comments



This modern detached home is a true gem, showcasing a stylish interior and beautifully landscaped garden, situated in a highly desirable residential area on the outskirts of Leek.

As you enter, you are greeted by a spacious hallway that leads to the main living areas and a convenient downstairs cloakroom. The generous lounge, located at the front of the property, features a striking brick fireplace with a multifuel stove, creating a warm and inviting space for relaxation.

The well-appointed kitchen is a highlight of the home, offering a comprehensive range of high-quality wall and base units, integrated appliances, and a breakfast bar enhanced by modern recessed spotlighting. This space flows seamlessly into a practical utility room, which boasts floor-to-ceiling storage and a stable-style door that provides easy access to the garden.

At the rear of the property, the sitting room with dining area is flooded with natural light from the French doors that open directly onto the landscaped garden, creating a perfect setting for both entertaining and family gatherings.

On the first floor, the landing leads to the main bedroom, complete with fitted wardrobes and overhead storage, as well as access to a recently updated ensuite. This bedroom also features a dressing table area and additional drawers, providing space for personal touches. The

modernised bathroom showcases a sleek four piece suite, including a Jacuzzi-style bath and a walk-in shower, all finished with contemporary grey tiles.

Outside, the property offers ample parking on the driveway and secure gated access to the rear. The thoughtfully designed rear garden requires minimal maintenance and features an artificial lawn, a delightful raised patio area perfect for entertaining, and a versatile garden room with double doors. This brick-built space can be adapted for various uses, such as a workshop, hobby area, or an annex subject to planning consent. An additional patio seating area completes this outdoor space, making it an ideal retreat for relaxation and enjoyment.

Location

Located within a most popular residential area with similar style properties. Within walking distance to the centre of Leek and close to some beautiful countryside.

Leek is known as the 'Queen of the Staffordshire Moorlands', and is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative to 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.

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 Hallway



Tiled flooring. Wall mounted radiator. Access to WC. Access to kitchen. Access to Lounge. Stair access to first floor accommodation. Ceiling light.

WC

4'10" x 3'0" (1.48 x 0.93)

Tiled flooring, Heated towel rail. WC. Wash hand basin. Boiler access. Ceiling light.

Lounge

20'11" x 13'10" max (6.38 x 4.23 max)



Solid Oak flooring. Wall mounted radiator. Fitted Sony projector. Cinema surround sound and

amplifier (located in cloakroom). Brick fireplace. Log burner. UPVC double glazed bay window to the front aspect. Wall lights. Ceiling light.

Kitchen

17'3" x 16'7" max (5.26 x 5.06 max)



Karndean flooring. Fitted with a range of solid oak wall and base units. Integrated Neff Slide and Hide oven and single oven with built in microwave. Integrated microwave. Integrated dishwasher. Integrated wine fridge. Neff induction 5 ring hob. Drainer style wash hand basin. Open plan access into Utility. UPVC double glazed window to the front aspect. Inset spotlights.

Utility



Tiled flooring. Plumbing for washing machine. Space for dryer. Access to outside. Inset spotlights,

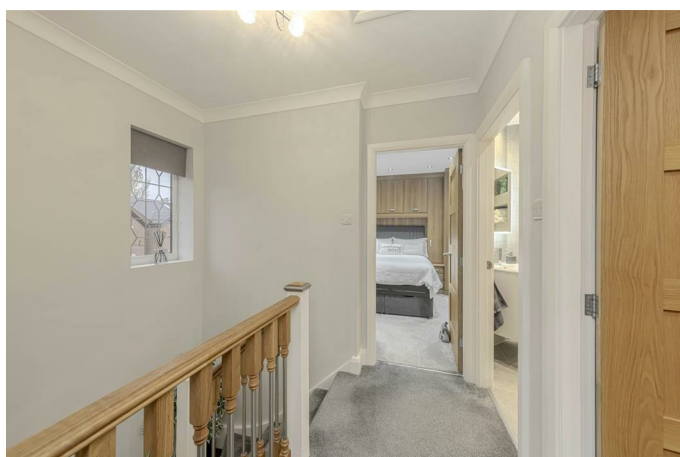
Living Diner Area

25'3" x 11'10" (7.70 x 3.61)



Fitted carpet. Wall mounted radiators. Double doors leading to outside. UPVC double glazed windows to the rear aspect. Wall lights. Ceiling light.

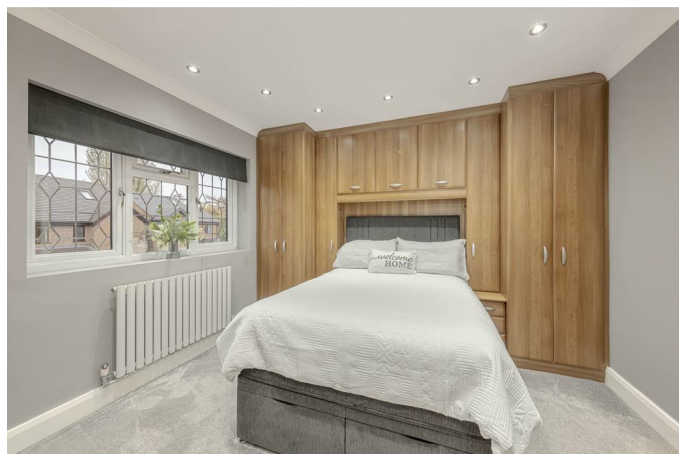
First Floor Landing



Fitted carpet. Stair access leading to ground floor accommodation. UPVC double glazed window to the front aspect. Loft Access. Ceiling light.

Bedroom One

12'0" x 10'2" (3.66 x 3.12)



Fitted carpet. Wall mounted radiator. Fitted storage/wardrobes. UPVC double glazed window to the front aspect. Access to En suite. Inset spotlights.

En Suite

6'9" x 6'3" (2.06 x 1.92)

A recently fitted en-suite which comprises, wash hand basin, W.C and shower cubicle.

Bedroom Two

10'7" x 8'10" (3.23 x 2.71)



Fitted carpet. Wall mounted radiator. Fitted wardrobes/Storage. UPVC double glazed window to the rear aspect. Inset spotlights.

Bedroom Three

8'8" x 7'1" max (2.66 x 2.16 max)



Fitted carpet. Wall mounted radiator. Adjustable fitted wardrobes. UPVC double glazed window to the front aspect. Inset spotlights. The shelving units can be removed to make space for a single bed.

Bathroom

8'4" x 6'0" (2.56 x 1.83)



Tiled flooring. Tiled Walls. Wash hand basin. WC. Bath. Shower cubicle. Obscured UPVC double glazed window. Inset spotlights. Alcove shelving.

Outside



The property is approached with a resin driveway, a handy EV charging point for added convenience. The rear of the property boasts an exceptionally well-presented, low-maintenance garden that perfectly combines modern style with practicality. Designed for year-round enjoyment, the outdoor south-facing garden features an immaculate artificial lawn complemented by resin-bound pathways and patio areas, providing a clean and contemporary finish throughout.

A standout feature is the covered spa area, complete with a luxurious hot tub, timber-clad ceiling, and soft ambient lighting – offering the ideal retreat for relaxation in all seasons. The garden is further enhanced by raised brick planters with contrasting brick detail, stylish outdoor wall lighting, and well-placed potted plants adding both texture and greenery.

With ample room for seating and dining, this versatile outdoor space is perfect for entertaining family and friends or simply unwinding in privacy. Enclosed by modern fencing and surrounded by attractive brickwork, the garden offers a peaceful and secure setting that truly extends the home's living space.

Garden Room

18'10" x 7'0" (5.75 x 2.14)

Double doors leading to outside. Ceiling light.

Agent Notes

Tenure: Freehold

Services: All mains services connected
Council Tax: Staffordshire Moorlands Band D

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 advise.

We Won!!!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

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.

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.

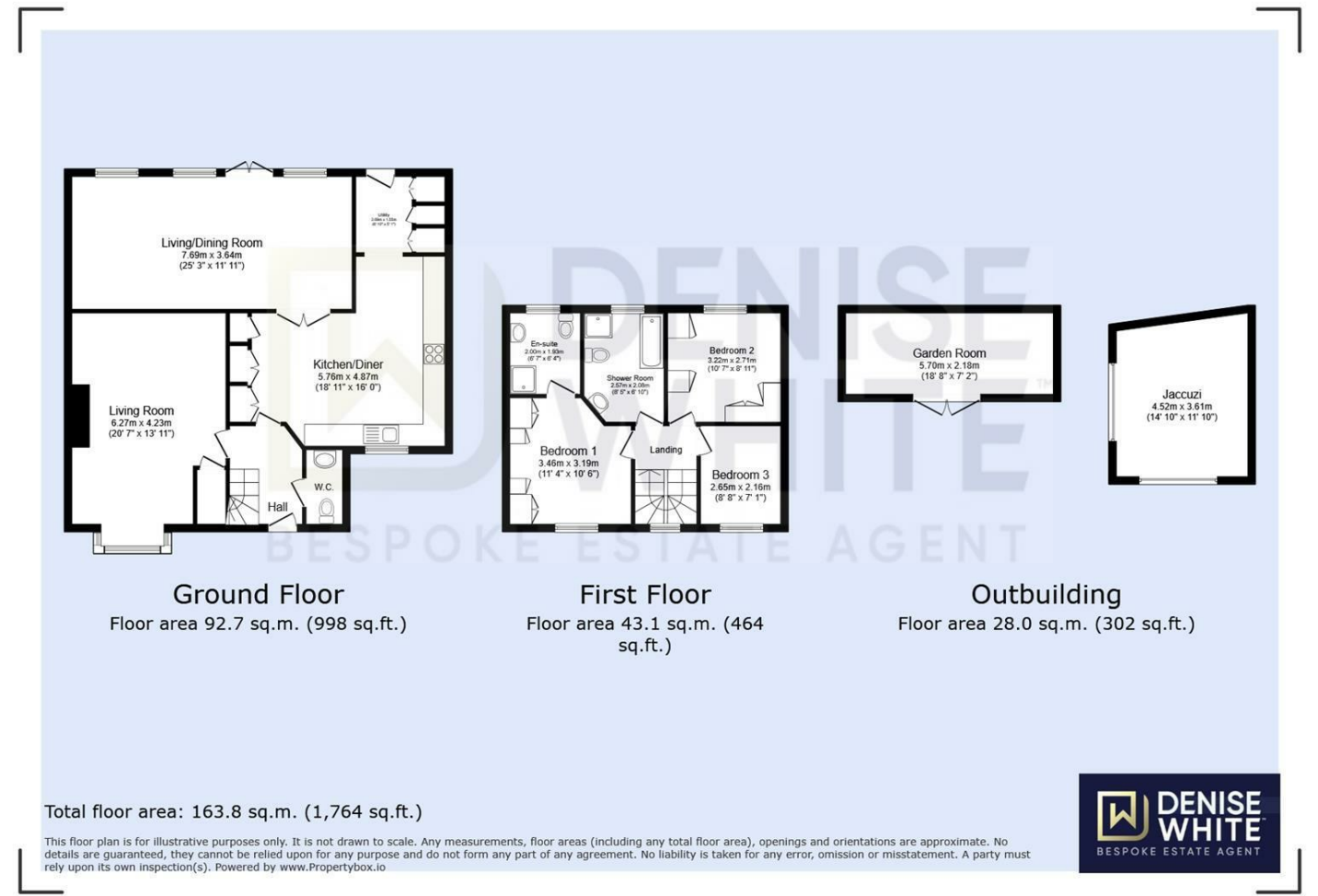
You Will Need A Solicitor!

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.

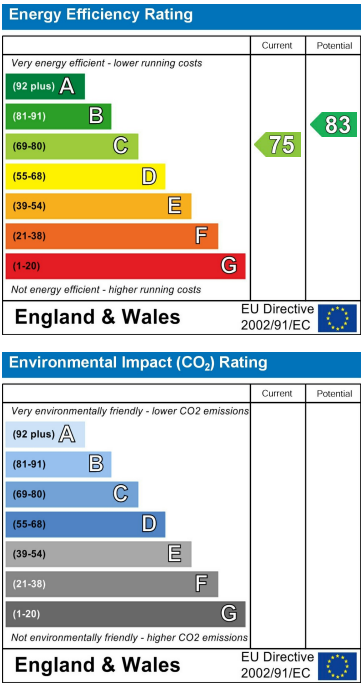
Floor Plan



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.