



## Bluehaven 2 Westwinds Close, Leek, ST13 5SQ

Asking price **£750,000**

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

"Contemporary architecture at its finest—crafted for modern living." - Unknown

A magnificent four-bedroom detached home in the highly sought-after Birchall, this exceptional property combines modern design with thoughtful upgrades throughout. Just five years old, it has been further enhanced by the current owners with extensive landscaping, gated access, and beautifully calm, stylish interiors. Backing onto open fields, the home enjoys stunning, uninterrupted views across Birchall playing fields—offering a perfect blend of privacy, space, and contemporary living.

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

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

## Denise White Estate Agents Comments



Set behind electric gates and approached via a private sweeping driveway, this beautifully presented detached home, built in 2021, immediately impresses. The current owners have further elevated the property with thoughtful upgrades including bespoke shutters, solar panels, and carefully designed landscaping that enhances the home's already striking kerb appeal. The generous paved driveway provides parking for several vehicles and leads to a large detached double garage, complete with electric door and EV charging point.

Stepping inside, you are welcomed by a bright and airy entrance hall, where a contemporary glass balustrade staircase rises to a mezzanine landing above. Skylights draw natural light deep into the home, creating an immediate sense of space and openness.

From here the home flows beautifully into the main living and dining space, a wonderfully generous room that stretches across the depth of the house. With neutral interiors, bespoke shutters and underfloor heating running beneath your feet, it is a space that feels both stylish and comfortable, perfect for relaxing evenings or entertaining guests.

The heart of the home is undoubtedly the stunning kitchen diner. Finished in timeless shaker-style cabinetry with granite worktops and integrated appliances, the space is both elegant and practical. A central island naturally becomes the hub of the

home – ideal for morning coffee, casual dining, or gathering with friends while cooking. French doors open directly onto the paved patio, allowing the inside and outside spaces to blend effortlessly during warmer months.

The ground floor also offers two well-proportioned double bedrooms, both light-filled and peaceful rooms that share a stylish shower room. This layout is particularly versatile, whether used for guests, family members, or for those who appreciate the option of single-storey living. A convenient downstairs WC and a separate utility room – fitted with matching cabinetry and granite worktops – add further practicality, with the utility also providing access to the garden.

Upstairs, the sense of space continues. One double bedroom enjoys open views across the fields to the rear and benefits from fitted wardrobes, while the family bathroom offers a luxurious retreat with a freestanding bath and separate shower.

The principal suite is a particularly special space. A dormer window frames picturesque countryside views, while a generous dressing area provides excellent storage. From here, a pocket door leads through to the beautifully appointed ensuite, completing a calm and private retreat within the home.

Throughout the property, thoughtful upgrades are evident – from oak internal doors to solar-powered remote-control blinds fitted to the skylights, as well as bespoke shutters across much of the home.

Outside, the property enjoys a generous and elevated plot overlooking the playing fields and Ladderedge beyond. The landscaped frontage is framed with mature planting and laurel hedging, while to the rear a large paved patio wraps around both sides of the house – perfect for outdoor dining and entertaining. Beyond this, a sweeping lawn stretches out to create a wonderful garden space.

Altogether, this is a home that effortlessly combines modern efficiency, stylish design and a beautiful setting, offering flexible living space both inside and out.

### Location



Situated on the outskirts of the market town of Leek in Birchall, close to Birchall Golf Club.

Leek is 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 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 Hall

18'9" x 8'3" (5.74 x 2.54 )



LVT flooring with under floor heating. Stairs with oak banister and glass balustrade to the first floor accommodation. Composite door with frosted double glazed window to the front aspect. Cloak room. Ceiling light. Inset spotlights.

### Kitchen Diner

12'6" x 22'9" (3.82 x 6.95 )



LVT flooring with underfloor heating. A range of shaker style wall and base units with granite worktops above. Central island incorporating

breakfast bar and wine rack with granite worktops above and pendant lighting above. Integrated NEFF split oven and grill and microwave, dishwasher, fridge, freezer, double Belfast sink with mixer tap above, and LAMONA gas hob with extractor fan above. French doors to the rear aspect. uPVC double glazed window to the front aspect. Inset spotlights.

### WC

4'3" x 2'6" (1.32 x 0.78 )



Continued LVT flooring. Low level WC. Cloakroom wash hand basin with storage underneath. Extractor fan. Ceiling light.

### Utility

6'10" x 8'10" (2.09 x 2.71 )



Tiled flooring with underfloor heating. A range of shaker style wall and base units with granite worktops above. Integrated sink with mixer tap above. Cupboard housing combination boiler. Integrated washing machine and tumble dryer.

Composite door to the rear aspect. Extractor fan. Inset spotlights.

### Living Room

14'6" x 22'9" (4.43 x 6.95 )



Fitted carpet with underfloor heating. French doors to the rear aspect. Two uPVC double glazed windows with bespoke shutters to the side aspect. Two ceiling lights. Steps into:-

### Dining Room Area

11'6" x 12'9" (3.52 x 3.90 )



Fitted carpet with underfloor heating. uPVC double glazed window with bespoke shutters to the side aspect. French doors with bespoke shutters to the front aspect. Inset spotlights. Ceiling light.

### Inner Hall

4'10" x 3'1" (1.48 x 0.95 )

Continued LVT flooring with underfloor heating. Inset spotlight.

### Bedroom Four / Office

8'0" x 14'3" (2.45 x 4.36 )



Continued LVT flooring with underfloor heating. Built in storage solutions. UPVC double glazed window with bespoke shutters to the rear aspect. Inset spotlights.

### Bedroom Three

9'9" x 10'9" (2.98 x 3.30 )



Continued LVT flooring with underfloor heating. uPVC double glazed window with bespoke shutters to the front aspect. Ceiling light.

### Downstairs Shower Room

7'4" x 6'2" (2.25 x 1.88 )



Tiled flooring with underfloor heating. Low level WC. Wall mounted wash hand basin with storage underneath. Walk in shower cubicle with rain style shower head. Frosted uPVC double glazed window to the front aspect. Inset spotlights. Extractor fan.

### First Floor Landing



Fitted carpet. Glass balustrade. Wall mounted radiator. Two skylights with fitted remote controlled blinds to the front aspect. Inset spotlights. Loft access.

## Primary Bedroom

17'5" max x 13'7" (5.32 max x 4.15 )



Fitted carpet. Wall mounted radiator. UPVC double glazed dormer window with bespoke shutters to the rear aspect. Two skylights with fitted remote controlled blinds to the front aspect. Ceiling light. Access into: –

## Dressing Room Area

6'10"×4'10" (2.10×1.48 )



Continued fitted carpet. Built-in storage solutions. Inset spotlights. Pocket door into: –

## Ensuite

9'0"×9'0" (2.75×2.75 )



Tiled flooring. Built in vanity unit incorporating low-level WC and wash hand basin. Walk in shower cubicle with rain style shower head. Wall mounted ladder style towel rail. Obscured UPVC double glazed window with bespoke shutter to the side aspect. Skylight with fitted blind to the front aspect. Extractor fan. Inset spotlights.

## Bedroom Two

12'5" to built-in wardrobes x 17'5" max (3.81 to built-in wardrobes x 5.33 max )



Fitted carpet. Wall mounted radiator. Built-in wardrobes. UPVC double glazed dormer window with bespoke shutters to the rear aspect. Two skylights with fitted remote controlled blinds to the front aspect. Ceiling light.

## Bathroom

8'0"×7'10" (2.46×2.41 )



Tiled flooring. Freestanding bath. Freestanding tap with shower attachment. Vanity unit incorporating low-level WC and wash hand basin. Walk-in shower cubicle with rain style showerhead. Obscured UPVC double glazed window with bespoke shutters to the rear aspect. Wall mounted ladder style towel rail. Extractor fan. Inset spotlights.

## Outside



Externally, the property occupies a sizeable and private plot with extensive landscaping and a private gated entrance. A sweeping tarmac driveway leads to a paved driveway with detached double garage providing more secure parking facilities. A stone paved pathway to the sides of the property leads to a large patio perfect for entertaining. A spacious lawn beyond is perfect for children to play with beautiful greenery surrounding.

## Garage

18'0" x 17'8" (5.51 x 5.41 )



Electric door to the front aspect. Composite door to the side aspect. uPVC double glazed window to the side aspect. Power and lighting.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

## 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 advise.

### 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 Require 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.

## 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!

### **Anti-Money Laundering & ID Checks**

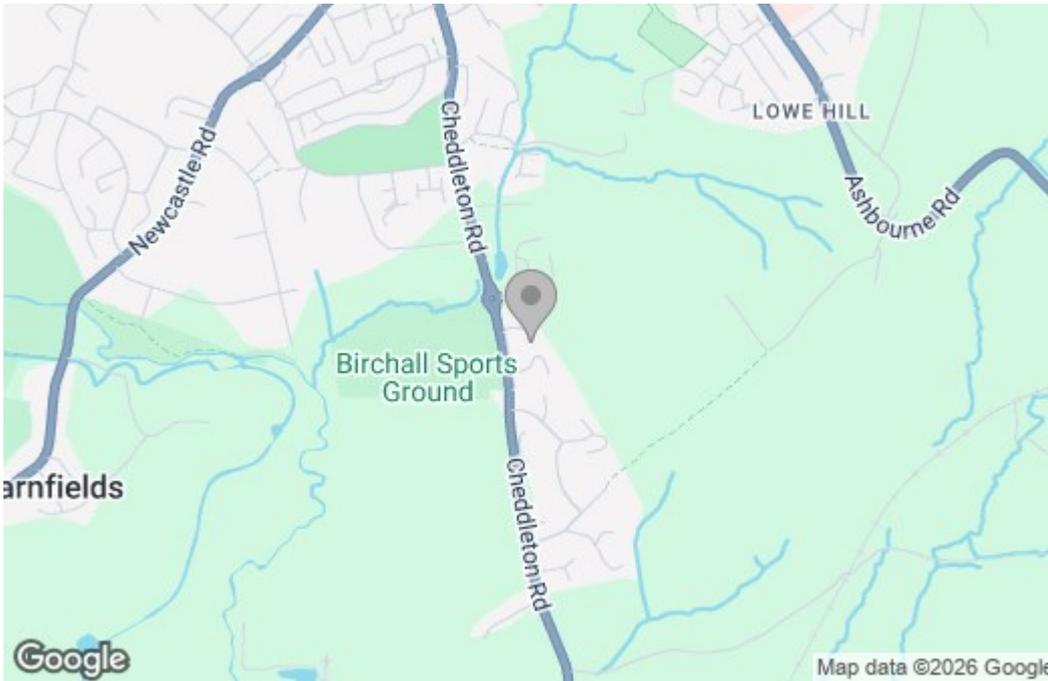
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

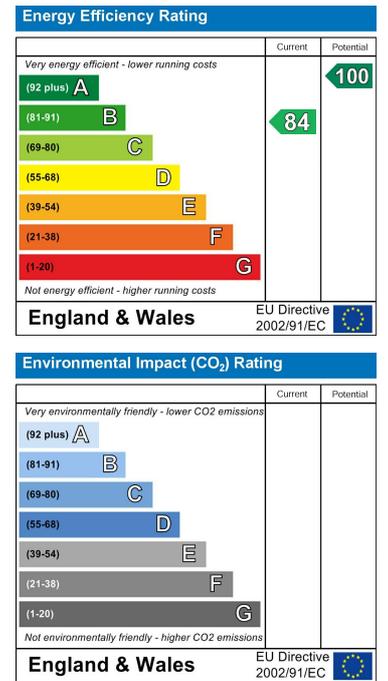


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 360.

# 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.