



17 Milltown Way, Staffordshire, ST13 5SZ

Guide price £350,000

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

** GUIDE PRICE £350,000 to £375,000 **

"A place to grow, to gather, and to call your own." ~ unknown

This beautifully presented four-bedroom detached family home occupies a quiet cul-de-sac position in one of Leek's most sought-after residential areas, just moments from the stunning Staffordshire Moorlands countryside.

Denise White Estate Agents Comments

This impressive four-bedroom detached family home is situated within a highly regarded and much sought-after residential area on the outskirts of the charming market town of Leek. Occupying a quiet cul-de-sac position and within a stone's throw of the beautiful Staffordshire Moorlands countryside, the property offers exceptionally well-maintained and thoughtfully arranged accommodation, ideal for modern family living.

You are welcomed into the home via an entrance hallway, with stairs rising to the first floor and doors leading through to the lounge, dining room, kitchen and a convenient ground floor WC.

The kitchen is positioned to the rear aspect and is fitted with a modern range of units, incorporating a breakfast bar and a selection of integrated appliances, creating a practical yet stylish space for everyday use. Just off the kitchen is a useful utility room, providing additional storage and workspace.

The lounge sits adjacent to the kitchen and enjoys a pleasant outlook over the rear garden, with sliding doors opening directly onto the patio, allowing for a seamless connection between indoor and outdoor living. The dining room is located to the front of the property and offers a versatile space, ideal for formal dining and entertaining, but equally well-suited as a home office, playroom, or additional sitting room for families seeking flexible living arrangements.

To the first floor, the property boasts four well-proportioned bedrooms. The main bedroom is positioned to the rear, overlooking the garden, and benefits from a built-in double wardrobe and a private en-suite shower room. Bedroom three, along with the family bathroom, which is fitted with a modern suite, are also located to the rear. Bedrooms two and four are positioned to the front aspect, both generous double rooms and each benefiting from built-in wardrobe storage.

Externally, to the front aspect there is a tarmac driveway which provides ample off-road parking

and leads to an attached single garage. To the rear, there is a lovely, private and enclosed garden, laid mainly to lawn, with mature trees providing privacy and well-stocked borders adding colour and interest throughout the seasons.

A superb family home in a desirable location, early viewing is highly recommended.

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.

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

Composite door to the front aspect. carpet. Radiator. Stairs leading to the First Floor. Ceiling light. Doors leading into: –

WC

5'0" x 3'3" (1.53 x 1.00)



Fitted with a low level WC and vanity wash hand basin unit. Laminate flooring. Heated towel rail. Obscured uPVC window. Ceiling light.

Dining Room

11'1" x 8'9" (3.39 x 2.67)



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

Lounge

15'0" x 11'1" (4.59 x 3.40)



Carpet. Radiator. Electric fire. Sliding doors leading to garden. Ceiling light.

Kitchen

11'9" x 11'6" (3.60 x 3.53)



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated four ring induction hob with extractor over, double electric oven, microwave, fridge and freezer. Laminate flooring. Radiator. uPVC window to the rear aspect. uPVC door leading to garden. Ceiling lights.

Utility Room

6'4" x 4'6" (1.95 x 1.39)



Fitted with wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap. Laminate flooring. Radiator. Plumbing for washing machine. Obscured uPVC window to the side aspect. Ceiling light.

First Floor Landing

Carpet. Radiator. Ceiling light. Doors leading into:-

Bedroom One

12'0" x 9'11" (3.66 x 3.04)



Carpet. Radiator. Built-in wardrobes. uPVC window to the rear aspect. Ceiling light. Door leading into:-

Ensuite Shower Room

5'8" x 4'6" (1.73 x 1.39)



Fitted with a suite comprising of low-level WC, vanity wash hand basin and shower cubicle. Laminate flooring. Part tiled walls. Obscured uPVC window to the side aspect. Ceiling light.

Bedroom Two

11'2" x 9'1" (3.41 x 2.78)



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

Bedroom Three

9'8" x 7'10" (2.97 x 2.41)



Carpet. Radiator. Built-in wardrobes. uPVC window to the front aspect. Ceiling light.

Bedroom Four

8'9" x 6'9" (2.69 x 2.06)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

6'4" x 5'5" (1.94 x 1.66)



Fitted with a suite comprising of, low-level WC, vanity wash hand basin and bath with shower attachment over. Laminate flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect.

Outside

To the front of the property there is a tarmac driveway which provides off road parking and leads to an attached single garage.

Garage

16'6" x 8'9" (5.05 x 2.67)

Up and over door to the front aspect. Power and light. Door leading to the rear garden.

Garden



The rear garden is a particular feature of the property, offering a private and enclosed outdoor space ideal for both relaxation and family enjoyment. Predominantly laid to lawn, the garden is bordered by mature trees and well-stocked planting, creating a pleasant sense of seclusion. A patio seating area provides the perfect spot for outdoor dining and entertaining, with the remainder of the garden offering ample space for children to play or for keen gardeners to further enhance.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

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.

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!

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?

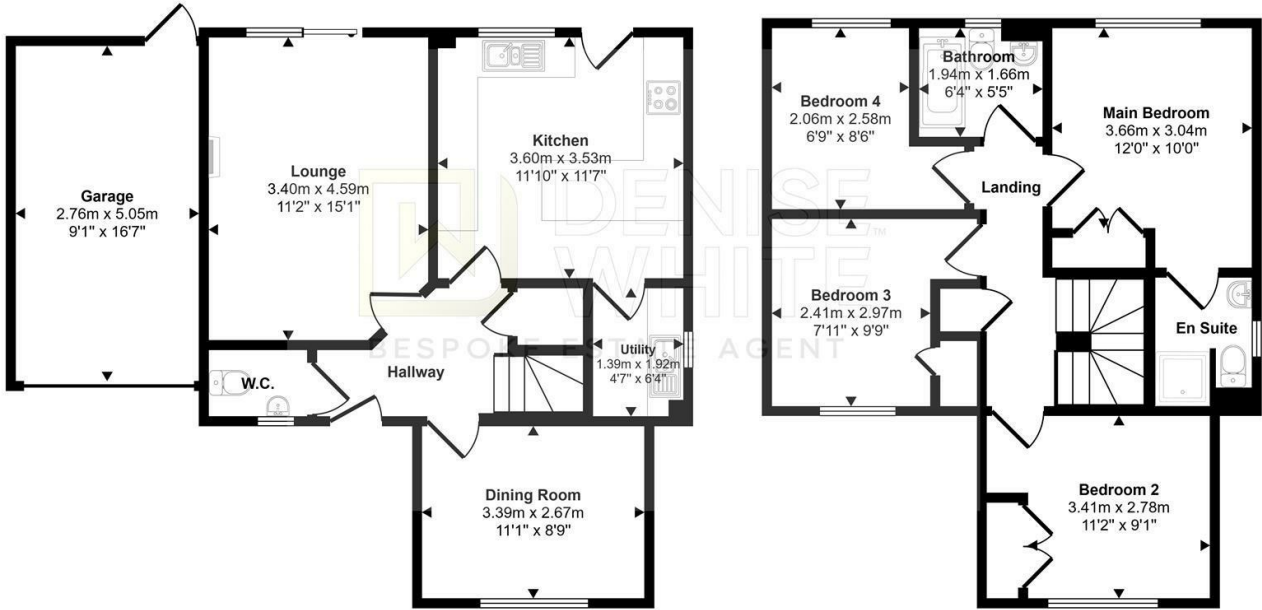
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer 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

Approx Gross Internal Area
116 sq m / 1245 sq ft

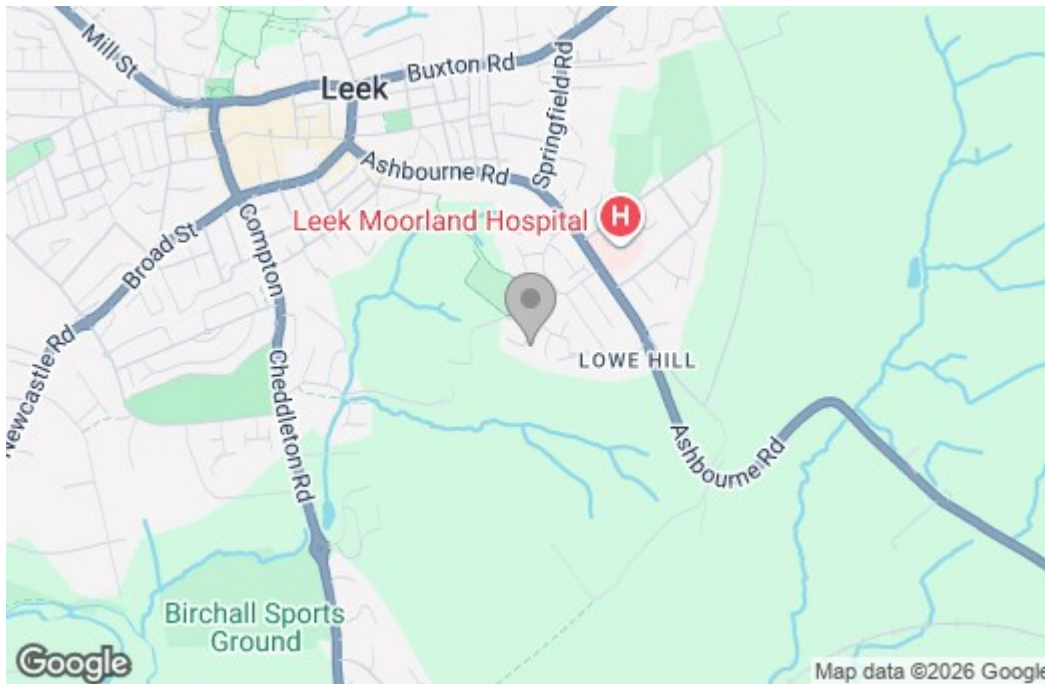


Ground Floor
Approx 64 sq m / 694 sq ft

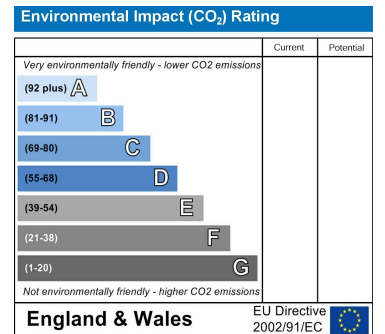
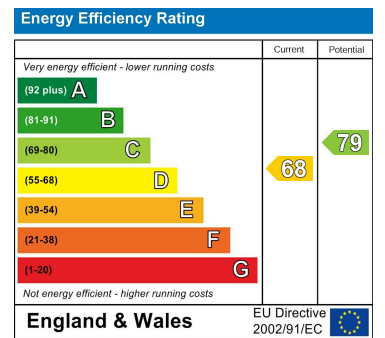
First Floor
Approx 51 sq m / 551 sq ft

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 Snappy 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.