



## 1 Davenport Close, Leek, ST13 8NU

**Offers in excess of £400,000**

OUR PHONELINES ARE OPEN 9AM - 9PM 7 DAYS A WEEK!

"Where family life has room to flourish."

Occupying an impressive corner plot in the highly sought-after West End of Leek, this spacious four-bedroom detached home offers versatile accommodation, generous gardens and excellent potential for growing families. Combining flexible living space with ample parking, a garage and a superb location within the catchment area for well-regarded schools, this is a wonderful opportunity to acquire a long-term family home in one of the town's most desirable residential areas.

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

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### Denise White Estate Agent Comments

Situated within the highly sought-after West End of Leek, this impressive four-bedroom detached home occupies a substantial corner plot, offering versatile accommodation across two floors, generous gardens and excellent potential for growing families seeking a long-term home in one of the town's most desirable locations.

A welcoming entrance hall provides access to the principal ground floor accommodation, including two reception rooms and the breakfast kitchen. The standout living space is the spacious lounge diner, extending the full depth of the property and benefiting from dual-aspect windows overlooking the private front and rear gardens. A log-burning stove creates an attractive focal point, while the abundance of natural light and pleasant garden outlooks combine to create a warm and inviting atmosphere.

The breakfast kitchen is fitted with a comprehensive range of built-in cabinetry, complemented by a breakfast bar and views over the rear garden. A useful adjoining utility area provides additional storage and workspace, together with direct access to the outside.

Completing the ground floor is a versatile fourth bedroom, comfortably accommodating a double bed while also lending itself perfectly as a family room, snug, playroom or home office. A contemporary shower room serves this room and adds further flexibility for multigenerational living or visiting guests.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms with fitted wardrobes and a spacious single bedroom. These are served by a well-appointed family bathroom.

Externally, the property continues to impress with ample off-road parking for several vehicles, together with a detached single garage. However, the true highlight of this home is its exceptional corner plot. Wrap-around gardens extend to the

front, side and rear of the property, creating an abundance of outdoor space rarely found in such a desirable residential location. Predominantly laid to lawn and enclosed by mature hedgerows, the gardens enjoy a high degree of privacy while offering a delightful setting for family life. A generous patio provides the perfect space for outdoor dining, entertaining or simply relaxing whilst enjoying the surrounding greenery.

Occupying an enviable position within the catchment area for highly regarded schools and just a short distance from the amenities of Leek's historic market town centre, this is a wonderful opportunity to acquire a substantial family home offering space, versatility and exceptional gardens in one of the area's most sought-after locations.

### Location

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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes.

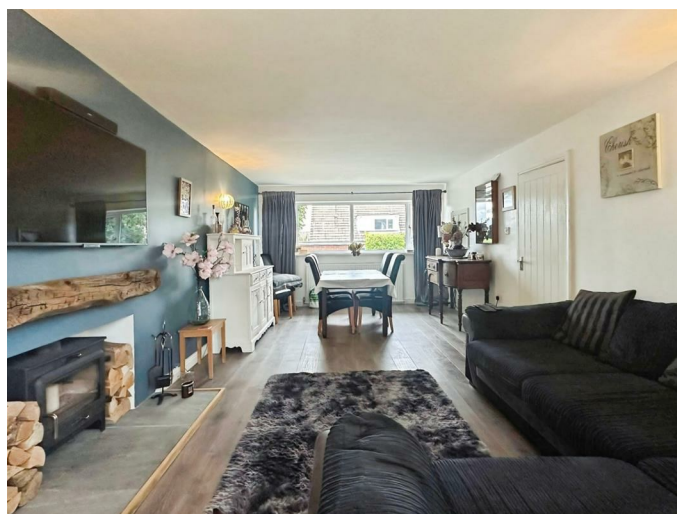
### Entrance Hall



Laminate flooring. Radiator. Stairs to the first floor accommodation. Ceiling light. Doors leading into: –

### Lounge Diner

23'2" x 11'10" (7.08 x 3.63)



Laminate flooring. Radiator. Multi Fuel burner on tiled half. uPVC Windows to the front and rear aspect. Wall lights.

### Breakfast Kitchen

10'7" x 8'9" (3.25 x 2.67)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel drainer sink unit. Space for dishwasher, space for cooker, space for fridge freezer. uPVC window to the rear aspect. Inset Spotlight. Access into: –

### Utility Room

9'2" x 6'0" (2.80 x 1.84)



Tiled flooring. Plumbing for washing machine. Cupboard housing boiler uPVC window to the rear aspect. uPVC door to the rear aspect.. Ceiling light.

### Bedroom Four

10'1" x 9'3" (3.08 x 2.82)



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

### Shower Room

6'1" x 5'6" (1.86 x 1.70)



Fitted with a suite composing of walk-in shower with rain style shower head, low level WC, floating wash hand basin. Tiled flooring. Heated towel rail. Obscured PVC window to the side aspect. Ceiling light.

### First Floor Landing

Carpet. Ceiling light. Doors leading into: –

### Bedroom One

13'10" x 12'0" (4.23 x 3.66)



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

### Bedroom Two

14'4" x 9'3" (4.37 x 2.82)



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

### Bedroom Three

9'3" x 7'4" (2.83 x 2.26)



Carpet. Radiator. UPVC window to the front aspect. Ceiling lights. Loft hatch.

### Bathroom

8'10" x 4'10" (2.71 x 1.49)



Fitted with a suite comprising of bath, low-level WC, and vanity wash hand basin. Laminate flooring. Obscured UPVC window to the rear aspect. Ceiling light.

### Outside



Externally, the property occupies an exceptional corner plot with wrap-around gardens that are predominantly laid to lawn and enclosed by mature hedgerows, creating a private and attractive outdoor space. A generous paved patio provides the ideal setting for outdoor entertaining, while a paved pathway leads around the property with gated access to the front of the home. To the rear, the property benefits from a private driveway providing off-road parking for multiple vehicles and access to the single garage.

## 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 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!

## 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.

## 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.

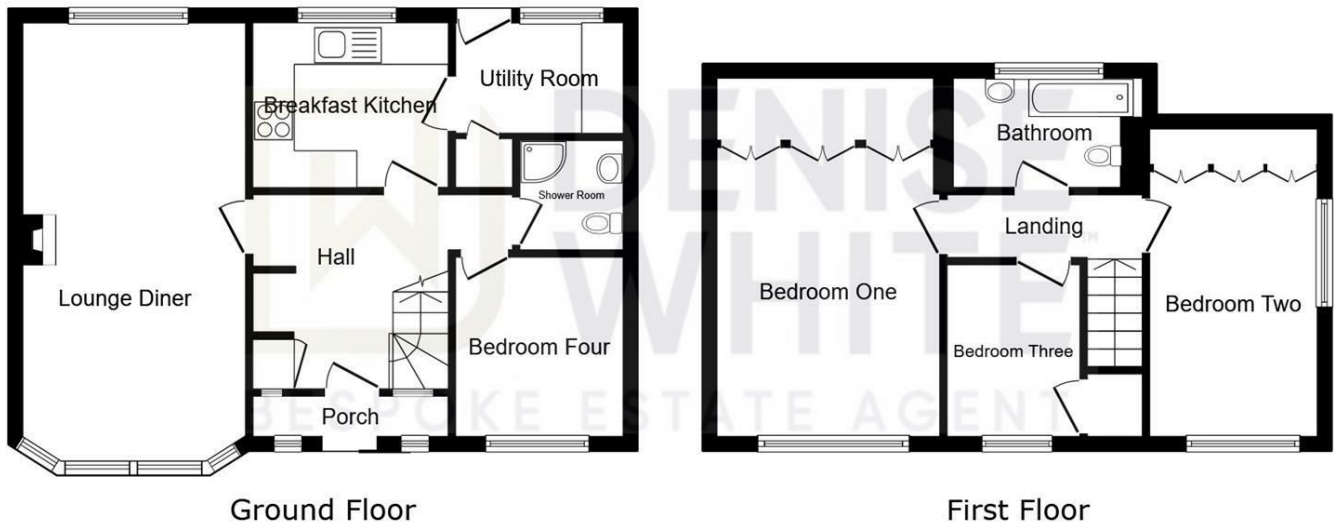
### **Need A Mortgage?**

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

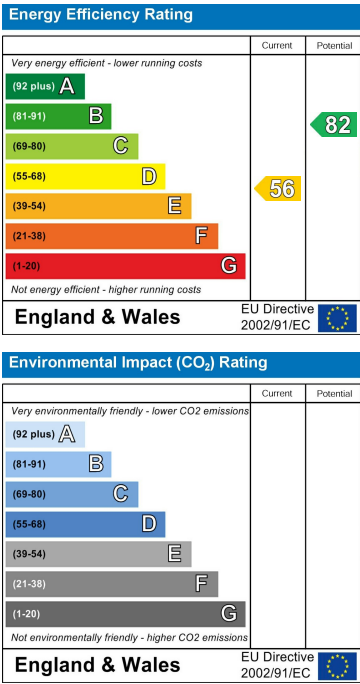


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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.