



## 34 Clover Grove, Leekbrook, Near Leek, Staffordshire, ST13 7AS

**Guide price £330,000**

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

\*\*\*Guide Price £330,000 to £335,000\*\*\*

"Find your ideal family home with spacious living, an open-plan design, and a private garden oasis!"

This delightful four-bedroom detached family home offers the perfect blend of spacious living and modern comforts. Nestled in a quiet cul-de-sac, it features an open-plan kitchen, dining, and family room that opens to a private garden. With a cosy living room, en-suite master bedroom, and off-road parking, this home is ideal for growing families. Don't miss the chance to make this exceptional property your own.

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

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## Denise White Agent Comments



**\*\*An Exceptionally Well Presented Four-Bedroom Detached Family Home in a Sought-After Location\*\***

Discover the perfect family home in this delightful four-bedroom detached property, offering a wealth of accommodation designed for modern family living. Nestled in a tranquil cul-de-sac on a popular development on the outskirts of town, this residence is situated on a generous plot, ensuring peace and privacy.

**\*\*Key Features:\*\***

- **\*\*Spacious Open Plan Living:\*\*** Enjoy the heart of the home with an inviting open plan kitchen, dining room, and family room that seamlessly connects with the outdoors through UPVC double-glazed patio doors, enhancing your indoor-outdoor living experience.

- **\*\*Elegant Kitchen:\*\*** The well-equipped kitchen features base and eye-level units, an electric oven, a four-ring gas hob, a stainless steel sink with a drainer, plumbing for a washing machine, and an integral fridge/freezer, making it a functional space for culinary enthusiasts.

- **\*\*Versatile Living Spaces:\*\*** The ground floor boasts a welcoming entrance hallway with a cloakroom and WC, a cosy living room with a charming feature fireplace, and easy access to the family-friendly kitchen area.

- **\*\*Comfortable Bedrooms:\*\*** The first floor is home to three generously sized bedrooms and a family bathroom, complete with a panelled bath, shower over, lower-level WC, and pedestal wash hand basin. The second floor is dedicated to the principle suite, featuring an ensuite shower and a convenient storage space.

- **\*\*Secure Parking and Garage:\*\*** The property includes a tarmac driveway providing off-road parking and access to the garage, which is equipped with power and light.

- **\*\*Low-Maintenance Garden:\*\*** Step outside to a private, enclosed garden designed for relaxation and entertaining, featuring a patio, decking area, and an artificial lawn, all surrounded by secure fencing and gated access.

This exceptional family home is a must-see! Schedule your viewing today to fully appreciate the quality, space, and lifestyle this property has to offer.

## Location



Leekbrook is a small, well established, residential estate situated on the edge of the market town of Leek, Staffordshire.

The market town of 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 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



uPVC double glazed door to the front elevation, radiator, cornicing, staircase to the first floor., access to the living accommodation on the first floor.

### Living Room

16'7" x 10'3" (5.08 x 3.13 )



Fitted carpet. Wall mounted radiator. Electric fire. uPVC double glazed window to the front aspect. Ceiling lights.

### WC

5'7" x 3'0" (1.71 x 0.92)



Tiled flooring. Wall mounted radiator. WC. Pedestal wash hand basin. Obscured uPVC double glazed window. Ceiling light.

## Kitchen Dining and Living Area

18'11" x 17'4" max (5.79 x 5.30 max )



Open plan designed kitchen with dining and living area. Vinyl flooring in kitchen area. The kitchen is fitted with a range of wall and base units. Integrated dishwasher. Integrated fridge freezer. Gas Hob. Drainer style sink unit. Plumbing for washing machine. uPVC double glazed window to the rear aspect. Ceiling light. The Dining area is carpeted with a focal ceiling light over the dining area.

## Lounge Area



The Lounge area has a fitted carpet, radiator, ceiling light, French doors leading out to the rear gardens.

## First Floor Landing



Fitted carpet. Stair access leading to second floor accommodation. Ceiling light. Access to the first floor bedrooms and bathroom.

## Bedroom Two

12'0" x 10'6" (3.68 x 3.22)



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

### Bedroom Three

12'7" x 10'7" (3.84 x 3.23)



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

### Bedroom Four

10'2" x 7'0" (3.11 x 2.15 )



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

### Bathroom

6'6" x 5'7" (2.00 x 1.71 )



A family bathroom with a fitted suite. Tiled flooring. Wall mounted radiator. Pedestal wash hand basin. WC. Bath with shower attachment. Obscured uPVC double glazed window. Ceiling light.

### Second Floor Accommodation



Leading into the Main Bedroom

## Main Bedroom

20'1" x 10'2" (6.13 x 3.10 )



An excellent size double bedroom. Fitted carpet. Wall mounted radiator. Fitted wardrobes and drawers. Access to the En-Suite. uPVC double glazed window to the front and rear aspect. Ceiling light. Loft Access.

## En-Suite Shower Room

8'2" x 5'1" (2.50 x 1.57 )



Tiled flooring. Wall mounted radiator. WC. Wash hand basin. Shower cubicle with shower attachment. Ceiling light.

## Outside



To the frontage, area laid to lawn, stone flagged walkway. To the side, tarmac driveway leading to the garage. To the rear, area laid to artificial lawn, with a raised seating decking area, stone flagged patio seating area, fenced boundaries and gated access.

Garage - Up and over door, light and power connected.

## what3words

///headsets.chickens.carbon

## Agent Notes

Tenure: Freehold on the Property

Leasehold on the Garage

Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 8 February 2010

Term : 125 years from 1 January 2009

Parties : (1) Wainhomes Developments Limited

(2) Wainhomes (North West) Limited

Services: All main services are 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!

## 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.

## 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

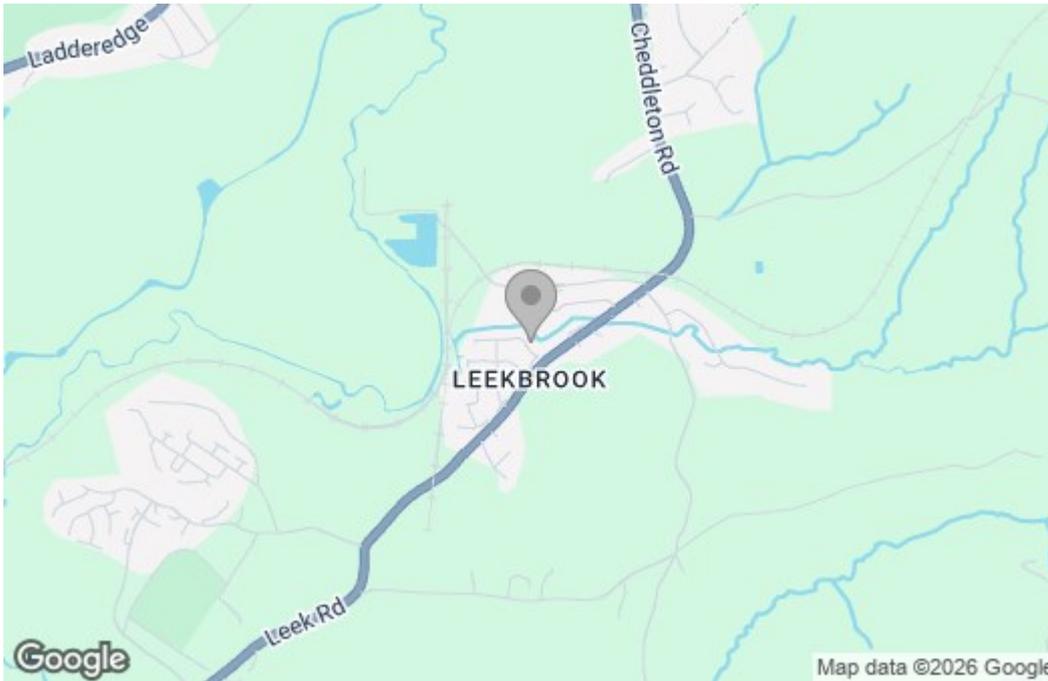
Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

# Floor Plan

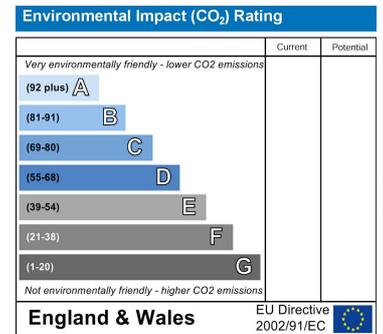
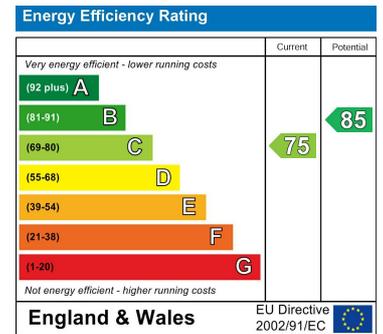


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.