



173a Leek Road, Stoke-On-Trent, ST9 9EF

Offers in excess of £550,000

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"Home is where your story begins." - Unknown

Combining over 2,500 sq. ft. of thoughtfully designed accommodation with stylish contemporary interiors and a highly desirable village location, this outstanding home presents a rare opportunity for larger families, multi-generational households, or buyers seeking exceptional space and versatility in one of the area's most sought-after settings.

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

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Denise White Estate Agents Comments

Constructed in 2008 and extending to over 2,500 sq. ft., this exceptional seven-bedroom detached residence offers an outstanding amount of beautifully presented accommodation, perfectly suited to modern family life. Occupying a sought-after position within the popular village of Endon, the property lies within the catchment area of highly regarded primary and secondary schools, both of which are within walking distance, making it an ideal choice for growing families.

Designed with space, practicality, and entertaining in mind, the property showcases bold contemporary interiors throughout, with every room offering impressive proportions and an abundance of natural light.

A welcoming entrance hall immediately sets the tone for the accommodation on offer, spanning over eight metres in length and creating a striking first impression. To the front of the property, an impressive reception room features a large bay window and provides a highly versatile space that could be utilised as a formal sitting room, playroom, family room, or additional entertaining area.

Undoubtedly the heart of the home is the magnificent open-plan kitchen, dining, and living space. Designed for modern family living, this superb room offers ample space to cook, dine, entertain, and relax throughout the year. The kitchen itself is fitted with a stylish range of contemporary gloss-fronted units complemented by quartz work surfaces, a central island with integrated breakfast bar, and a range of integrated appliances. A feature log-burning stove adds warmth and character, while bi-fold doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

The open-plan layout continues into a substantial living and dining area, where dual-aspect bi-fold doors further enhance the sense of space and light while providing direct access to the patio and gardens beyond. A useful utility room is

conveniently positioned off the kitchen, helping to keep the main living areas organised and clutter-free.

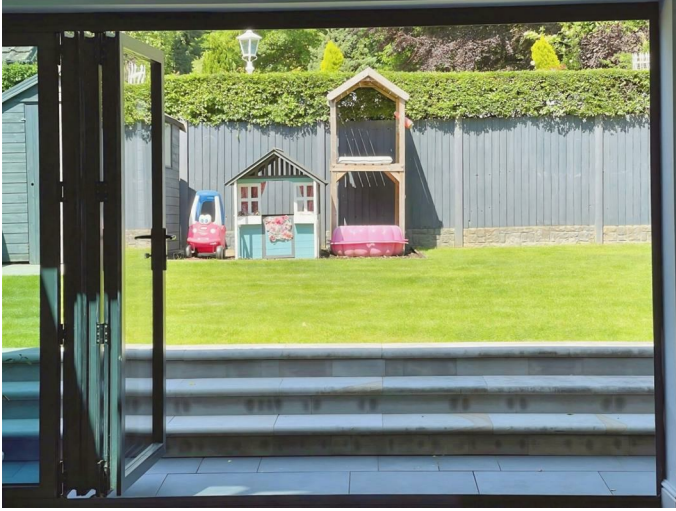
The ground floor accommodation also benefits from a dedicated home office, ideal for remote working, together with a practical boot room providing access to the integral garage, which features an electric vehicle charging point. A downstairs WC completes the ground floor accommodation.

To the first floor, the generous proportions continue with six bedrooms, five of which are excellent double rooms. Bedroom two benefits from its own ensuite shower room, providing valuable additional facilities for larger families or visiting guests. The sixth bedroom is a well-sized single room positioned to the front of the property and offers flexibility as a child's bedroom, dressing room, nursery, or additional home office. A stylish and spacious family bathroom serves the remaining bedrooms.

Occupying the entire second floor is the impressive principal suite, creating a luxurious private retreat away from the rest of the home. This substantial space benefits from an extensive range of fitted wardrobes and storage solutions, providing practicality without compromising on style. The accompanying ensuite bathroom is equally impressive, featuring a walk-in shower, a sunken jacuzzi bath positioned beneath a feature window, and a separate WC.

Externally, the property continues to impress. To the front, a generous driveway provides off-road parking for multiple vehicles, while gated side access leads to the enclosed rear garden. Designed with both entertaining and family life in mind, the garden features an extensive patio area ideal for outdoor dining, barbecuing, and social gatherings. Beyond, a raised seating area provides additional outdoor enjoyment, while steps lead to a substantial lawned garden offering plenty of space for children to play safely and for families to enjoy the outdoors.

Location



Endon is a village within the Staffordshire Moorlands district of Staffordshire, It is 4 miles southwest of Leek and 6 miles north-northeast of Stoke-on-Trent. Together with neighbouring Stanley, Endon forms the civil parish of Endon and Stanley. The village boasts three popular schools; St. Luke's Church of England Primary School, Endon Hall Primary School and Endon High School, as well as a selection of village stores, a thriving village hall, popular local pub serving a highly rated carvery, and with a stylish cocktail bar and restaurant just a short drive (or pleasant stroll) down the road in Stockton Brook. The Cauldon Canal also runs through Endon, offering pleasant rural walks through the Staffordshire Moorland Countryside.

Entrance Hall

26'5" x 3'10" (8.06 x 1.17)



Tiled flooring. Wall mounted radiator. Stairs to the first floor accommodation. Storage cupboard. Composite door to the front aspect. Inset Spotlights. Coving.

Playroom

14'9" x 18'2" (4.52 x 5.54)



Fitted carpet. Two wall mounted radiators. Electric fireplace. UPVC double glazed bay window to the front aspect. Coving. Ceiling light.

Boot Room

8'5" x 3'9" (2.57 x 1.15)



Continued tiled flooring. Inset spotlights. Access into: –

Integral Garage

15'6" x 8'6" (4.74 x 2.60)

Electric up and over door to the front aspect. Car charging point. Tap. Power and lighting.

Office

8'10" x 8'9" (2.71 x 2.67)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Coving. Inset spotlights.

WC

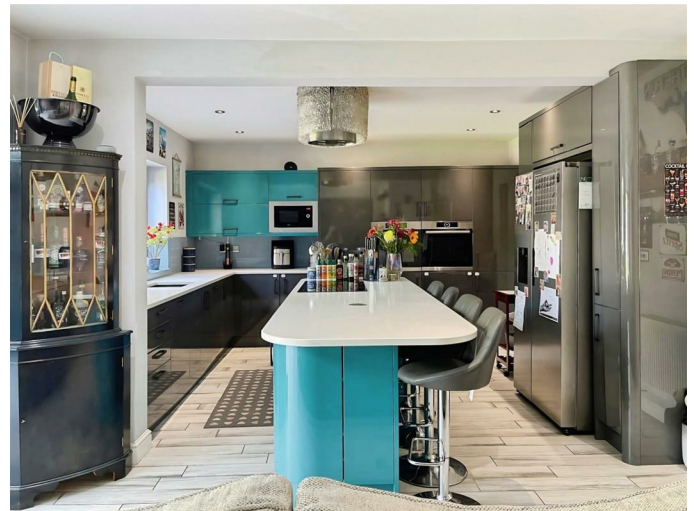
4'1" x 6'5" (1.27 x 1.97)



Laminate flooring. Low level WC. Wash hand basin. Wall mounted radiator. Covering. Ceiling light. Extractor fan.

Kitchen Area

11'1" x 13'3" (3.40 x 4.04)



Continued tiled flooring. Range of gloss wall and base unit with quartz worktops above. Integrated sink unit with mixer tap above, CDA microwave, and double ovens. Central Island incorporating wine cooler, electric hob with extractor fan above, and breakfast bar area. Space for American style fridge freezer. UPVC double glazed window to the rear aspect. Access into utility area. Spotlights.

Utility

7'11" x 7'8" (2.42 x 2.34)

Continued tiled flooring. Gloss wall and base units with laminate worktops above. Integrated stainless steel sink and drainer unit with mixer tap above. Under counter space for washing machine. Wall mounted radiator. Composite door to the side aspect. Storage cupboard housing boiler and cylinder. Coving. Ceiling light.

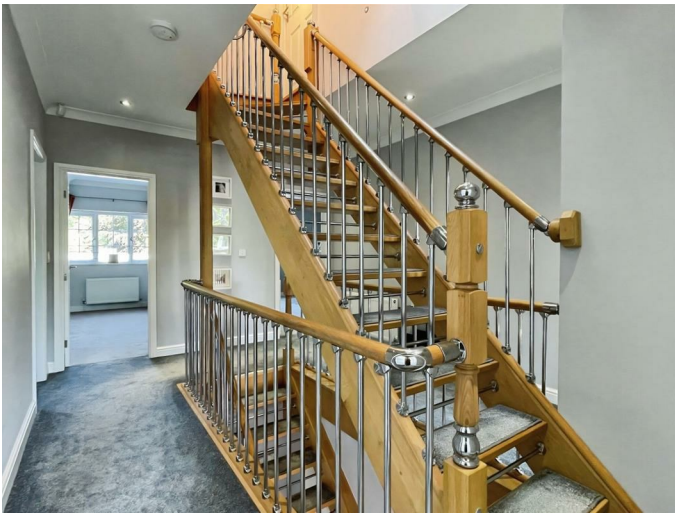
Living Area

15'11" x 22'9" (4.86 x 6.94)



Continued tiled flooring. Two wall mounted radiators. Log burner. Bifold doors to the rear and side aspects. Spotlights. Lantern skylight.

First Floor Landing



Fitted carpet. Wall mounted radiator. Stairs to the second floor accommodation. Coving. Spotlights.

Bedroom Two

13'3" x 11'4" (4.04 x 3.46)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Spotlights. Coving. Access into: –

En-suite

5'4" x 7'9" (1.64 x 2.37)



Vinyl flooring. Low-level WC. Wash hand basin with storage underneath. Wall mounted towel rail. Shower cubicle with rain style showerhead. Obscured UPVC double glazed window to the side aspect. Extractor fan. Coving. Ceiling light.

Bedroom Three

13'3" x 11'1" (4.04 x 3.39)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Spotlights. Coving.

Bedroom Four

11'5" x 11'10" (3.50 x 3.61)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Coving. Spotlights.

Bedroom Five

8'11" x 12'11" (2.72 x 3.94)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Coving. Ceiling light. Loft access.

Bedroom Six

8'10" x 12'11" (2.71 x 3.95)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light. Coving. Loft access.

Bedroom Seven

10'5" x 6'10" (3.19 x 2.10)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Coving. Ceiling light.

Bathroom

7'8" x 8'5" (2.35 x 2.59)



Vinyl flooring. Vanity unit incorporating low level WC and wash hand basin. Wall mounted radiator. Wall mounted towel rail. Fitted bath with rain style shower above and glass shower screen. Obscured UPVC double glazed window to the side aspect. Extractor fan. Coving. Spotlights.

Primary Bedroom

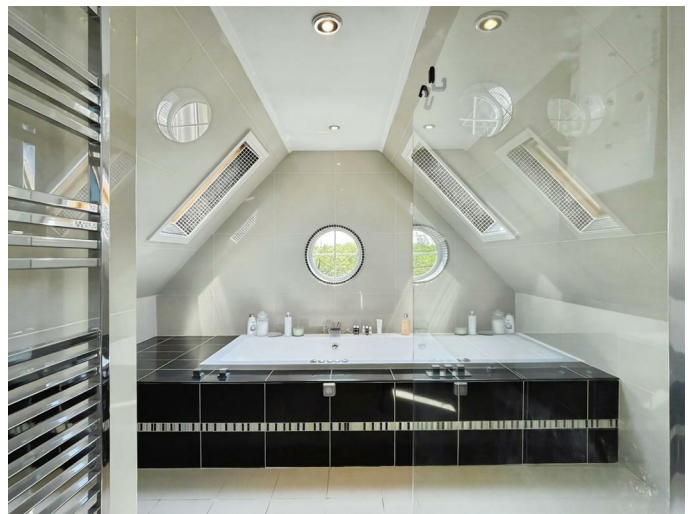
12'0" max x 25'2" max (3.68 max x 7.69 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Storage cupboard. A range of built-in wardrobes and drawers. Skylight. Spotlights. Open access into: –

Ensuite

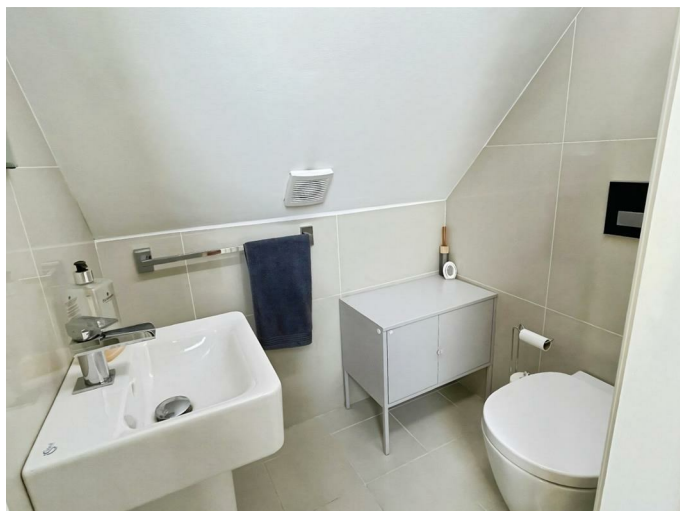
11'1" x 11'9" (3.39 x 3.59)



Tiled flooring. Tiled walls. Wash hand basin with storage underneath. Walk in shower with rain style showerhead. Built-in sunken Jacuzzi bath. Wall mounted towel rail. Two skylights. UPVC double glazed window to the front aspect. Spotlights. Access into: –

WC

3'9" x 4'9" (1.16 x 1.46)



Tiled flooring. Tiled walls. Low-level WC. Wall mounted wash hand basin. Extractor fan.

Outside



Externally, the property benefits from a generous frontage with off-road parking for multiple vehicles leading to an integral garage with charging point. Gated side access leads to the enclosed rear garden. The rear garden comprises a substantial patio area ideal for outdoor dining and entertaining, a raised seating area, and a large lawned garden providing ample space for children to play and families to enjoy the outdoors.

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.

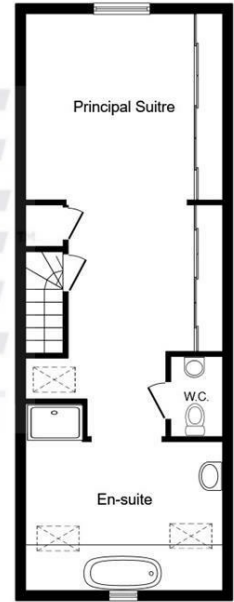
Floor Plan



Ground Floor



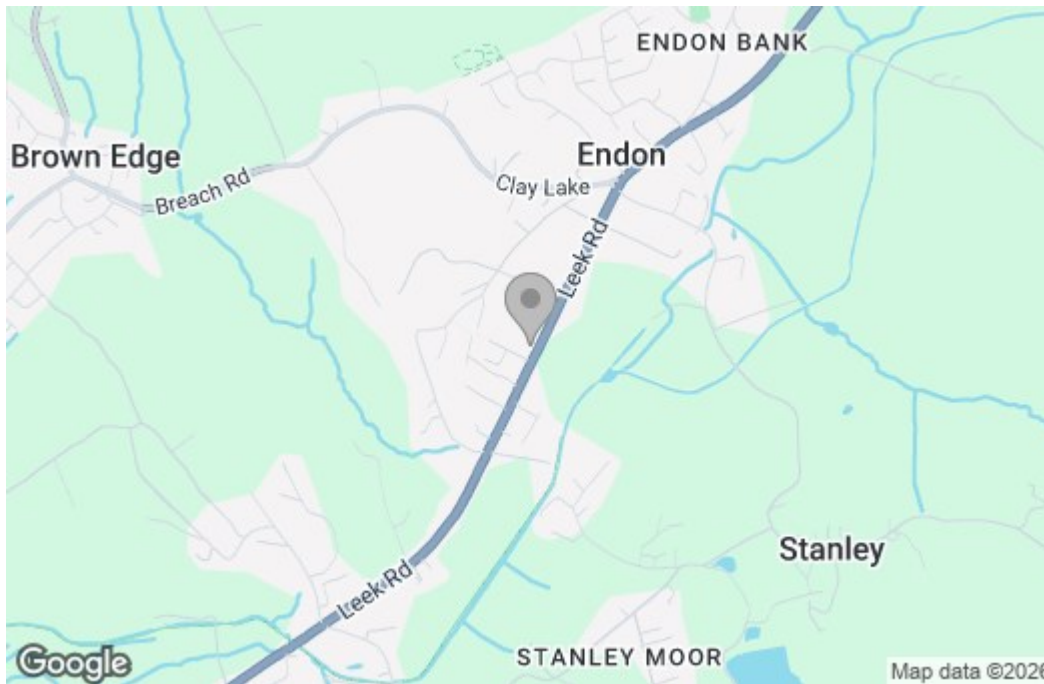
First Floor



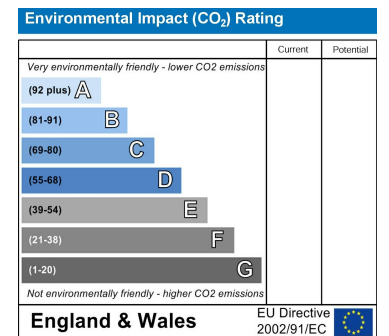
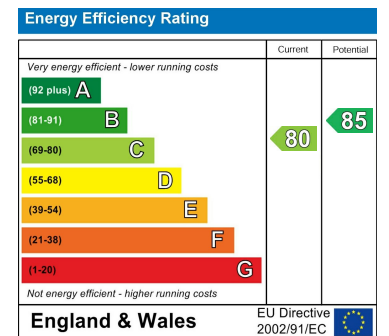
Second Floor

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

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.