DENISE WHITE™
BESPOKE ESTATE AGENT









8 Westwood Park Drive, Leek, ST13 8NG

Asking price £495,000

"Room to relax, space to entertain and a garden to enjoy in every season."

A beautifully presented and extended four-bedroom detached family home, occupying a generous plot in the highly regarded Westwood Park Drive. Offering immaculate interiors, versatile accommodation and an impressive living kitchen diner with quartz worktops and central island, the property is perfectly suited to modern family life. Outside, a landscaped tiered garden, ample off-road parking and detached garage complete this fantastic home.

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Denise White Estate Agents Comments

Occupying a highly regarded position on the ever-popular Westwood Park Drive, this beautifully presented and thoughtfully extended four-bedroom detached family home offers an impressive combination of immaculate interiors, generous accommodation and a versatile layout ideally suited to modern family life. Set within a particularly generous plot, the property also enjoys excellent outdoor space, ample parking and a detached garage.

An attractive entrance hall sets the tone, with an elegant oak bannister staircase rising to the first floor and useful storage for coats and shoes. To the front, a spacious living room enjoys plenty of natural light through large dual-aspect windows, complemented by warm, neutral décor to create a welcoming space in which to relax.

Without doubt, the centrepiece of the home is the impressive living kitchen diner. Beautifully appointed with a range of shaker-style units, quartz worktops and a substantial central island, this is a wonderfully sociable space designed around family life and entertaining. There is ample room for cooking, dining and relaxing, while large doors open directly onto the rear patio, creating a natural connection between inside and out and allowing the space to extend onto the garden during the warmer months. A separate utility room provides further practicality, with additional access to the rear garden, alongside a generously sized ground-floor WC. Completing the ground floor is a versatile double bedroom with dual-aspect windows, which could equally serve as a playroom, more formal dining room or dedicated home office.

To the first floor are three further bedrooms. Two particularly generous double bedrooms span the depth of the property, each enjoying dual-aspect windows and attractive outlooks towards the leafy woodland opposite. A comfortable single bedroom provides further flexibility for family members or guests, while the stylish contemporary bathroom completes the accommodation, featuring a freestanding bath and separate walk-in shower.

Externally, the property occupies a generous plot, with ample off-road parking to the front leading to a detached single garage. The front garden enjoys a good degree of privacy, screened by mature hedging, with a useful storage shed tucked away to the rear of the garage. The rear garden has been extensively landscaped to create three distinct tiers, offering a variety of spaces to enjoy. Immediately beyond the house is a large stone patio, ideal for outdoor dining and entertaining, with steps leading up to a level lawned area. Beyond this, a further lawn with mature trees creates a pleasant and established setting, providing plenty of room for families to enjoy.

A fantastic opportunity to acquire a beautifully maintained and extended family home in one of Westwood's most desirable settings, combining versatile accommodation, a superb living kitchen diner and an impressive landscaped garden.

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.

Why We Love This Home!

We love the combination of immaculate presentation, generous family accommodation and the fantastic spaces this home has to offer. The impressive living kitchen diner provides the perfect hub for everyday life and entertaining, while the versatile ground-floor bedroom offers welcome flexibility as family needs change. Outside, the beautifully landscaped tiered garden creates several distinct areas to relax and enjoy, all complemented by ample parking, a detached garage and a sought-after position on Westwood Park Drive. A wonderful family home that has clearly been designed with modern living in mind.

Entrance Hall



Kitchen Lounge Diner

26'0" x 18'3" (7.93 x 5.58)



Living Room

15'1" x 15'6" (4.62 x 4.73)



Utility Room

8'0" x 5'5" (2.44 x 1.66)



Bedroom Four

9'6" x 11'4" (2.91 x 3.46)



WC

9'9" x 3'2" (2.98 x 0.99)



First Floor Landing

Bedroom One

12'0" x 15'1" (3.66 x 4.61)



Bedroom Two

15'2" x 9'8" (4.63 x 2.97)



Bedroom Three

6'4" x 11'6" (1.95 x 3.52)



Bathroom

9'8" x 5'2" (2.95 x 1.60)



Garage

9'11" x 16'10" (3.03 x 5.15)

Shed

11'2" x 4'7" (3.41 x 1.41)

Outside



The property occupies a generous plot, with a private front garden screened by mature hedging, ample off-road parking and a detached single garage. To the rear, an extensively landscaped garden is arranged over three tiers, beginning with a substantial stone patio ideal for outdoor dining and entertaining, leading up to a level lawn and a further lawned area with mature trees beyond. A wonderful outdoor space offering plenty of room for the whole family to enjoy.

Agents 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



WE WON!



Property To Sell?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

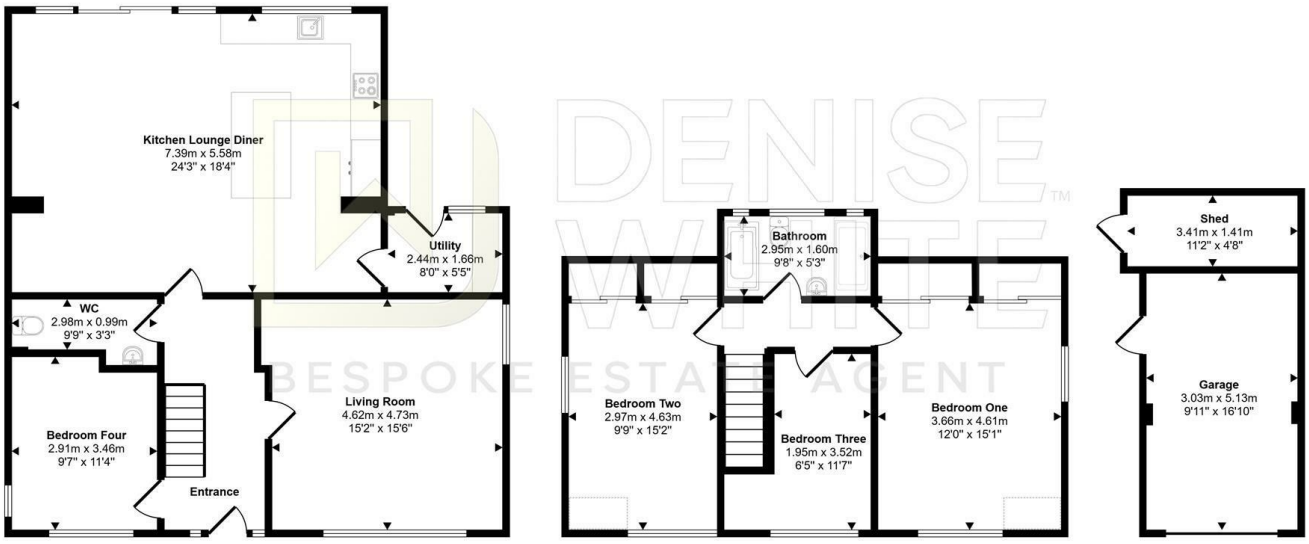
You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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
170 sq m / 1833 sq ft



Ground Floor
Approx 93 sq m / 1004 sq ft

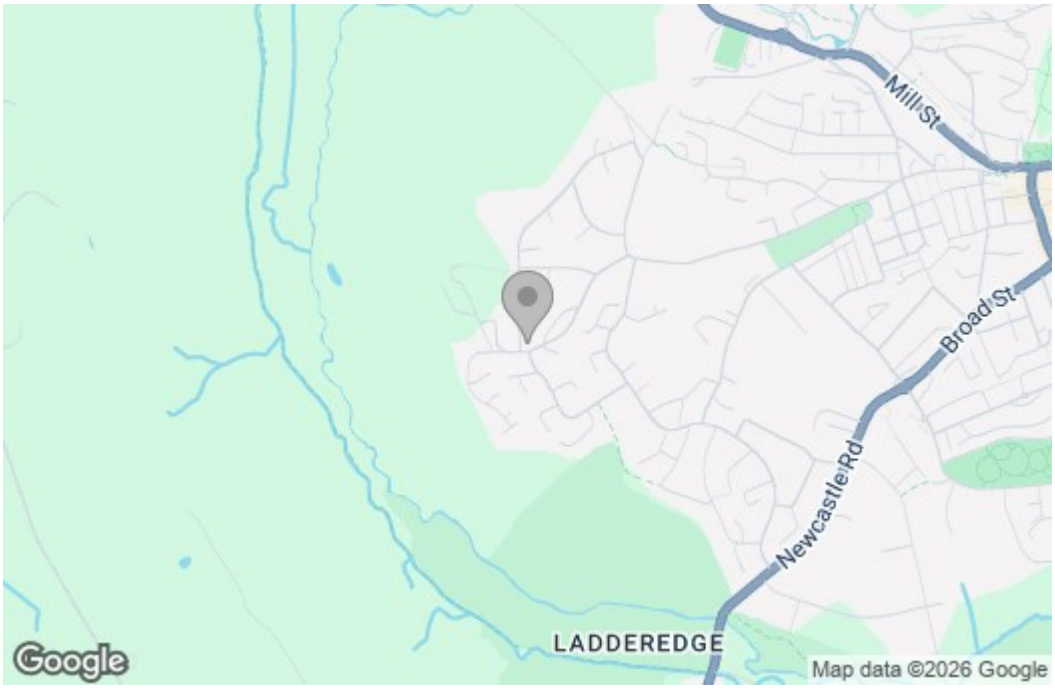
First Floor
Approx 56 sq m / 606 sq ft

Garage/Shed
Approx 21 sq m / 224 sq ft

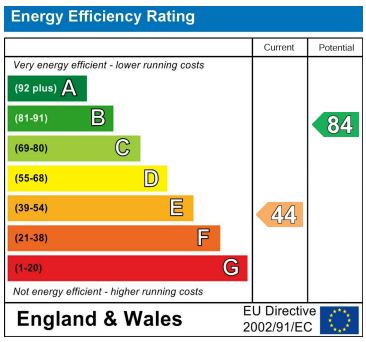
Denotes head height below 1.5m

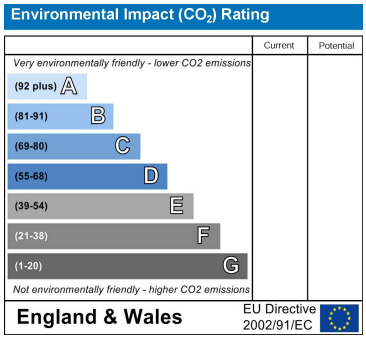
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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