



Bluehaven, Leek, Staffordshire ST13 5SQ

Price: Offers in region of £765,000

- Stunning four-bedroom, three-bathroom property
- Kitchen diner & open-plan lounge / dining room
- Beautifully landscaped gardens
- Detached double garage used as a gym
- Energy-efficient solar panels & security system

This stunning four-bedroom, three-bathroom family home built in 2021, has been further enhanced to a high specification by its current owners. The home features a bespoke kitchen that flows seamlessly into the open-plan family room, creating a perfect space for modern family living and entertaining. There is a large open plan lounge / dining room where there are French Doors at either end of the room allowing natural daylight to flood the room. There are two generously sized bedrooms, served by a luxury well appointed modern shower room.

Upstairs, the luxurious master bedroom boasts a dressing room and an elegant en-suite, while an additional spacious bedroom is served by the family bathroom.

Outside, the property is surrounded by beautifully landscaped gardens with manicured lawns, an Indian stone patio area accessed from the lounge and kitchen / family room, and multiple seating areas ideal for relaxing or hosting guests. The detached double garage, currently used as a gym, adds extra versatility to the property. Additional features include solar panels for energy efficiency, a comprehensive security system, and electric sensor gates, ensuring both privacy and peace of mind. This exceptional property perfectly blends modern luxury with thoughtful design.



Entrance Hall:

Entering this stunning property, you are greeted by a spacious entrance hall, illuminated with natural light that floods through the Velux skylights equipped with remote-controlled fitted blinds, offering convenience and control at your fingertips.

Luxurious oak flooring with underfloor heating, ensuring warmth and comfort throughout the year, controlled by a thermostat for precise regulation. A striking oak and glass staircase elegantly leads to the first floor, adding a contemporary touch to this beautifully designed space.



Lounge 22'10" x 14'7"

The lounge is a bright and airy space, enhanced by French patio doors that open out to the rear garden patio area, fitted with elegant shutters for privacy and style. Benefitting from underfloor heating, providing a cozy atmosphere, and features side elevation windows also adorned with matching shutters.

**Steps down to Dining Area 12'10" x 11'6"**

From the lounge, steps lead down to the dining room, an ideal space for entertaining. Here, French doors open to the front of the property, complete with fitted shutters, while a tall side window allows additional natural light in. The dining area is illuminated by recessed ceiling spotlights, complemented by a striking central feature light.

**Utility 8'11" x 6'11"**

A functional utility room featuring sleek units with quartz work surfaces, offering ample workspace. A classic Belfast sink is perfectly integrated, and the room is equipped with a washing machine and dryer, seamlessly blending into the cabinetry for a clean organised look. A tall broom cupboard provides additional storage, keeping the space tidy and efficient. Recessed ceiling spotlights. uPVC glazed door and side windows to the rear aspect fill the room with natural light and provide access to the patio area.

**Kitchen / Family Room 22'10" x 13'7"**

The kitchen is the heart of this home, designed with both style and practicality in mind. It features sleek, modern units with quartz worktops incorporating an inset Belfast sink, and offering an abundance of workspace. High-end integrated appliances, including a built-in NEFF double oven, microwave / grill, hob, full height fridge and full height freezer, and a dishwasher.

A central island with a breakfast bar provides additional preparation space and serves as a casual dining area. The kitchen is well-lit by recessed ceiling spotlights, and a large window to the front aspect allows natural light to flood the room. The space extends into the family area having French doors fitted with blinds that open out onto the patio

**Bedroom Three / Study: 14'4" x 8'1"**

Bedroom three, currently utilised as a home office, offers a versatile space, ideal for working from home or as a guest bedroom. The room features a full-width wall of fitted wardrobes, providing ample storage, along with additional fitted units for display and organisation. The oak wooden flooring with underfloor heating and a window to the rear aspect, fitted with stylish shutters, allows natural light to brighten the room. Recessed ceiling spotlights.



Bedroom Four 12'2" x 10'10"

A spacious room with a window with fitted shutter to the front aspect. Finished with oak wooden flooring, having under floor heating with it's own room thermostat.



Shower Room 7'5" x 6'2"

An elegant and contemporary shower room features a corner shower unit with a rainfall shower. A low level W.C and vanity wash hand basin. Recessed ceiling spotlights and ceramic tiled flooring with underfloor heating provide complementing the stylish ceramic tiled flooring, which benefits from underfloor heating for added comfort. An obscure glazed window to the front aspect provides natural light.



First Floor Landing



Master Bedroom 17'5" x 13'7"

This beautiful light and airy master bedroom boasts two Velux windows with remote control operated fitted blinds, allowing for adjustable natural light throughout the day. A stunning bay window at the rear, complete with elegant shutters, provides a picturesque view over the rear garden.



Dressing Area

This walk-through dressing area features fitted wardrobes on either side, offering ample storage and a sleek, organized addition. The thoughtful design provides a seamless flow though to the en-suite.

**En-Suite 9'1" x 9'0"**

The en-suite that combines modern charm with exceptional functionality, with a space saving slide oak door. Ceramic tiled flooring with a Velux window to the front aspect and an obscure glazed window to the side elevation, allowing plenty of natural light to flow in. The double-sized curved shower cubicle, complete with a rail fall shower, and a full wall vanity unit integrating both the toilet and wash basin, offering ample storage in a sleek, modern style. Recessed ceiling spotlights.

**Bedroom Two: 17'5" x 12'6"**

At the front aspect, two Velux windows each equipped with remote controlled fitted blinds, and to the rear a charming bay window, complete with fitted shutters over looking the garden. Along one full length wall is fitted wardrobes providing storage space. Radiator.

**Bathroom 8'1" x 7'11"**

The main family bathroom offers tranquility and practicality. A striking free-standing pebble bath serves as a luxurious focal point, while a sleek corner shower unit with a rainfall shower provides a refreshing retreat. The vanity sink unit, paired with a low-level W.C. completes the room. Ceramic tiled flooring and recessed ceiling spotlights, along with the chrome heated towel create a practical haven for relaxation.

**External**

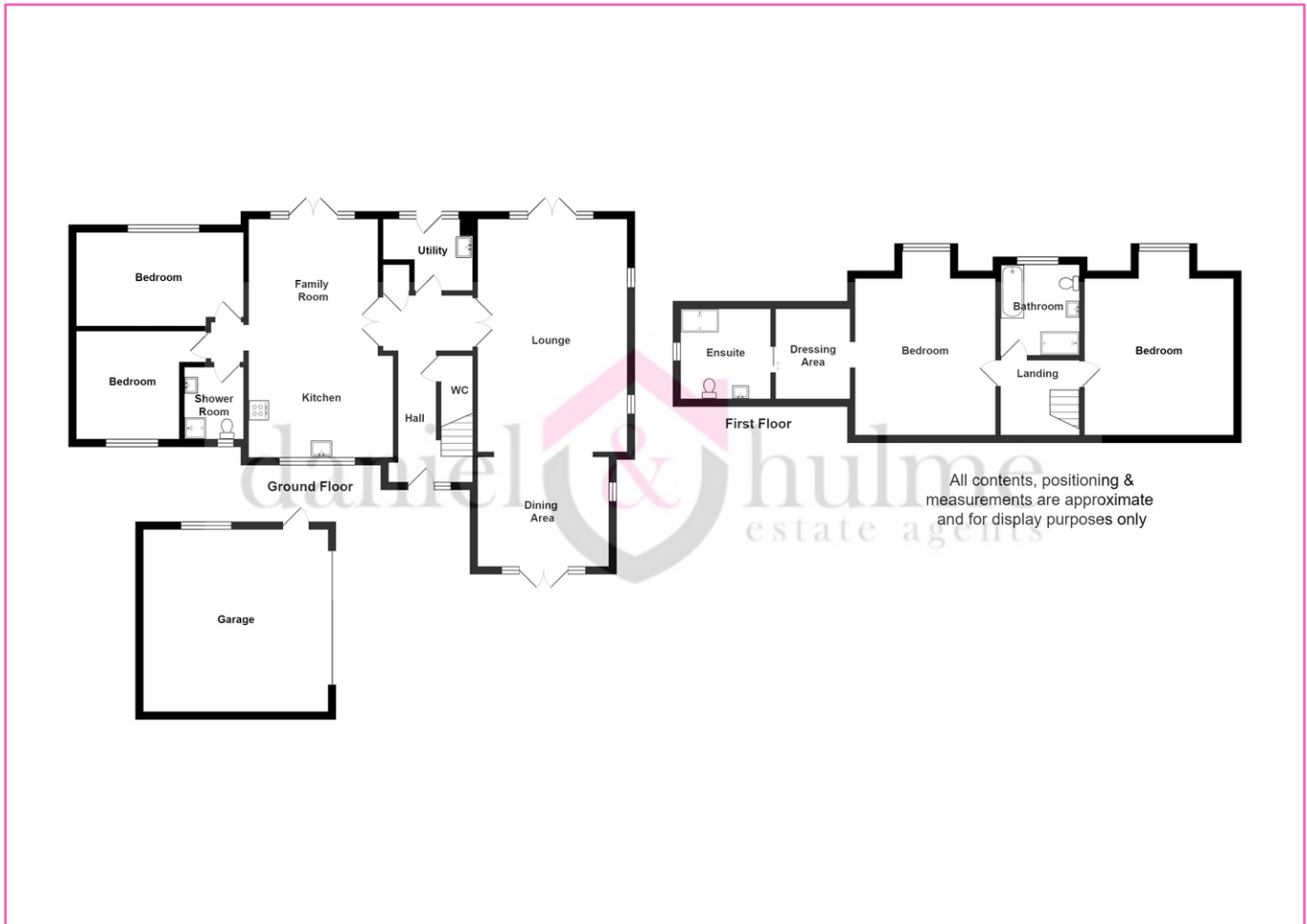
The property is approached by a private drive, and after entering through the electric security gates, the sweeping drive leads to the front of the property. The drive which is block paved has stocked borders with hedged boundaries. There is a paved path to the right that leads to the rear patio area.

There is a paved area outside the front entrance and a small lawned garden that leads to the rear, this area works wonderful for a small garden table and chairs, allowing you to take in the views.

**Garage / Gym 18'1" x 17'9"**

The detached garage currently is utilised as a gym, with the cushioned interlocking flooring (suitable for car standing). A range of base units with countertop providing useful storage. Window to the side elevation and an electric roller door. Solar panels sit on the roof, with the distribution box sited inside the garage. There is outside lighting around the garage.

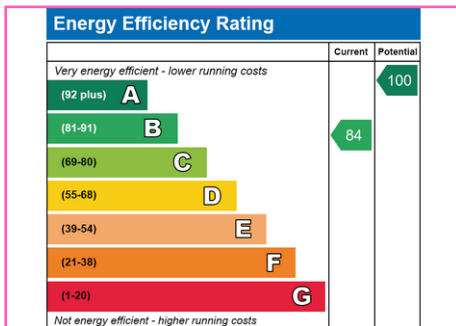
Floor Plan



All contents, positioning & measurements are approximate and for display purposes only

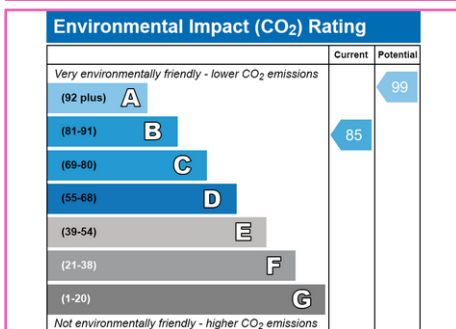
205 m²

EPC



Useful Information

- The property still has 7 years remaining on the Build Warranty Insurance Policy
- More information available on request regarding the solar panels / feed tariff
- The property has a full camera security system installed
- Electric Car Charging Point
- Lighting is installed all around the house / garage
- Full planning permission has been granted for an Orangery extension (SMD/2022/0145)



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents