



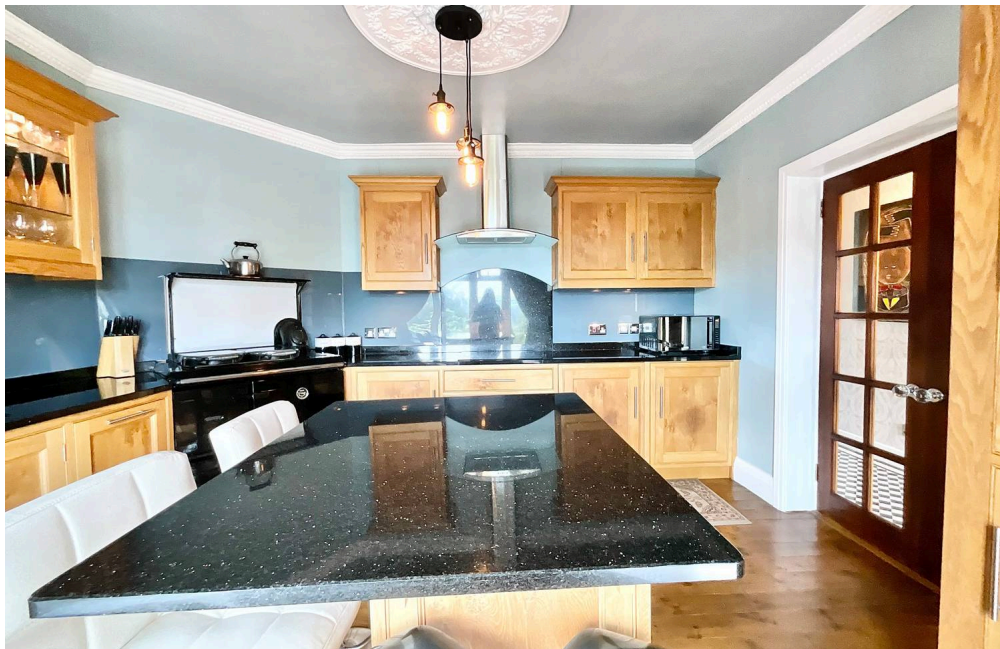
20 Mollatts Wood Road, Leek

£550,000 Freehold

A Golden Discovery. Stunning three-bedroom bungalow with breathtaking countryside views and a self-contained annexe. • The Treasure Chest. Spacious oak shaker-style kitchen with granite worktops, island breakfast bar and underfloor heating. • Hidden Riches. Versatile self-contained annexe ideal for multi-generational living, guest accommodation or holiday letting potential. • Fields of Gold. Beautiful multi-level gardens with private seating areas, pergola and far-reaching rural surroundings. • A Hoard of Space. Extensive driveway, large garage/workshop and ample parking for multiple vehicles.



"You'll forget the sun in his jealous sky, as we walk in fields of gold." At 20 Mollatts Wood Road, this is a sentiment you'll have no trouble embracing. Surrounded by breathtaking countryside views and idyllic rural surroundings, this stunning three-bedroom bungalow with a self-contained annexe offers the perfect balance of peaceful country living and modern convenience on the outskirts of Leek. Approaching the property, a large sweeping driveway bordered by mature shrubs and attractive rockeries creates an impressive first impression, while offering ample parking for multiple vehicles we also having beautiful seating areas overlooking the stunning far-reaching views. Step inside and you're welcomed by a spacious entrance hall, beautifully finished with original black-and-white mosaic tiled flooring. To the left lies the heart of the home, the kitchen. A charming bay window frames the picturesque front views, providing the perfect spot to enjoy your morning coffee at the island breakfast bar while watching the world go by. An abundance of oak shaker-style cabinetry is complemented by solid granite worktops, creating a timeless country kitchen aesthetic. Underfloor heating adds an extra touch of comfort. Across the hallway, the bright and inviting lounge also benefits from underfloor heating. With a bay window and additional side aspect window flooding the room with natural light, this cosy living space is centred around a double-sided fireplace with a log-burning stove, perfect for relaxing on cooler evenings. The fireplace also serves the adjoining dining room, where there is ample space for a large dining table, making it ideal for entertaining family and friends or enjoying quality time together over shared meals. Beyond the dining room is a versatile study, offering the perfect space for home working, reading, hobbies or homework. This flexible room can easily adapt to suit your lifestyle whatever your needs may be. This bungalow boasts three generous double bedrooms, including a spacious principal bedroom with built-in wardrobe and an en-suite shower room. A stylish family shower room serves the remaining bedrooms. In addition to the main residence, the property benefits from a fantastic self-contained annexe, ideal for multi-generational living, guest accommodation, or perhaps even a holiday let/Airbnb opportunity, subject to any necessary permissions. Accessed via a charming bridge, the annexe opens into a versatile reception area with a fitted kitchen at the far end. Attractive blue cabinetry paired with stone-effect worktops provides plenty of storage and preparation space, while a breakfast bar offers lovely views across the garden. A separate room currently used as a home office could easily serve as a single bedroom if required, and a shower room completes the accommodation. An added bonus of this delightful home is that aside from the annexe, the main bungalow is conveniently connected to mains gas. Outside, the beautifully designed multi-level garden provides a private and peaceful retreat, enclosed by mature hedgerows and sturdy fencing. A variety of stylish seating areas create the perfect setting for everything from a quiet evening drink to lively summer barbecues with family and friends. With a combination of patio, gravel and decking, the garden remains relatively low maintenance while offering plenty of character. A timber pergola and garden shed further enhance both the charm and practicality of the outdoor space. As mentioned, parking is a real highlight, with an extensive tarmac driveway providing space for numerous vehicles, alongside a gravel turning area at the bottom. The long garage offers excellent storage and is currently utilised as a workshop, making it ideal for hobbies, projects or additional workspace. Despite its tranquil and rural setting, the property enjoys a highly convenient location on the edge of Leek. A range of amenities, including supermarkets, independent shops, bars and restaurants, are all within easy reach while the surrounding countryside remains right on your doorstep. Situated along a quiet single-track lane

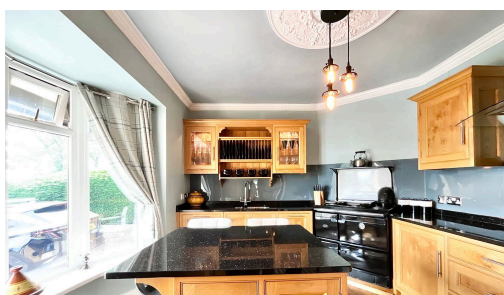


"You'll forget the sun in his jealous sky, as we walk in fields of gold."
Council Tax band: D

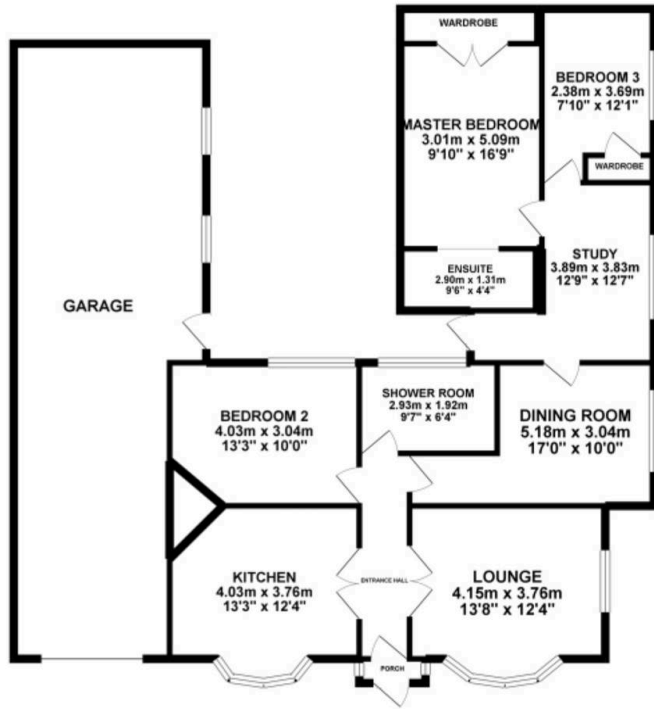
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR 149.59 sq. m.
(1610.12 sq. ft.)

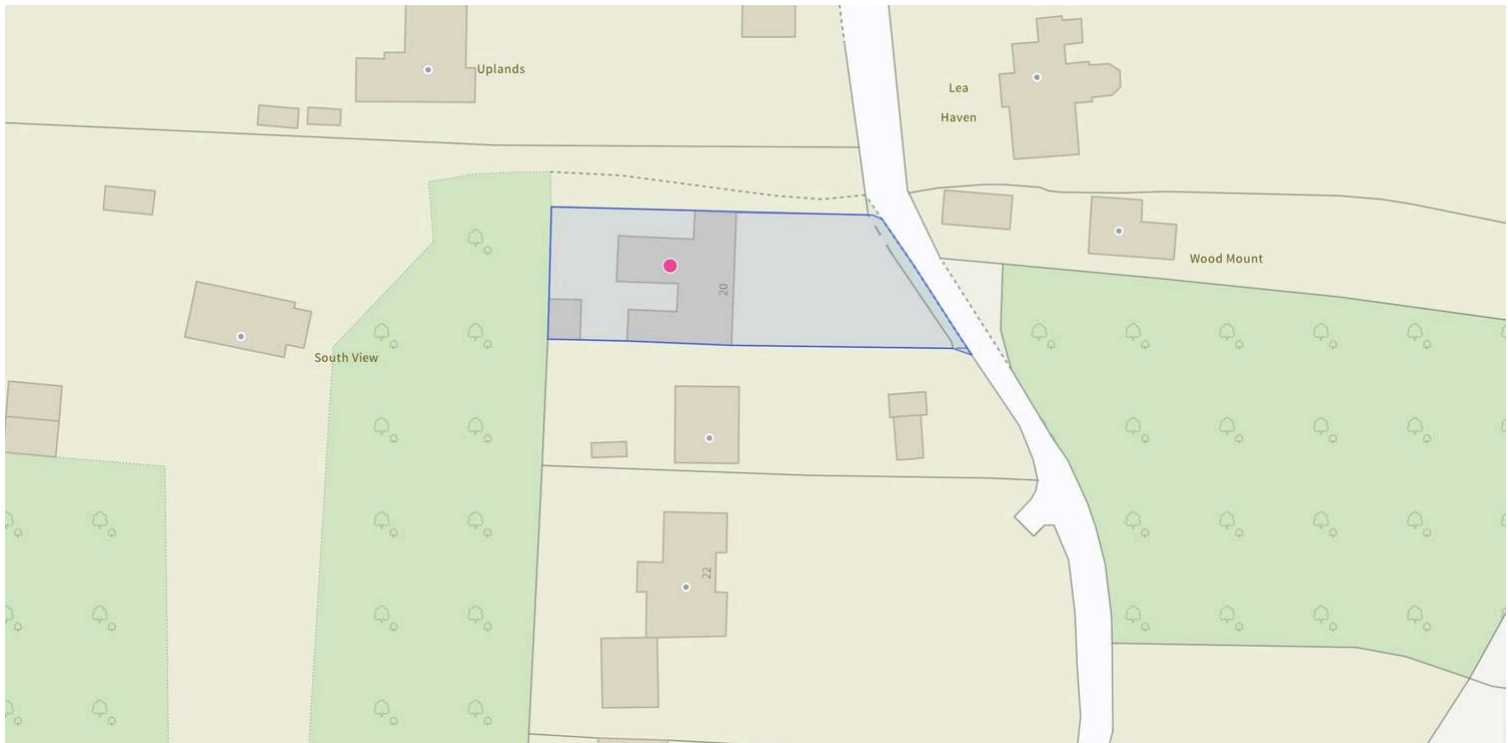


1ST FLOOR 33.44 sq. m.
(359.97 sq. ft.)



TOTAL FLOOR AREA : 183.03 sq. m. (1970.10 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 linked and no guarantee as to their operability or efficiency can be given.
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