

The Scrivener Oakamoor Road, Staffordshire, ST10 1BS

£320,000

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

"Looking for a dream home? Look no further! Bellway's four bedroom detached homes at Cecilly Mills, Cheadle offer modern design, energy efficiency, customization options, and community amenities. Enjoy the perfect blend of style, comfort, and convenience. #BellwayHomes #CecillyMills #DreamHome"

Denise White Estate Agents Comments

Introducing The Scrivener, a beautiful detached 4-bedroom family home constructed by Bellway Homes, a renowned 5-star builder. This property boasts a driveway and a detached garage, providing ample parking space. Situated in the prestigious Cecilly Mills development on the outskirts of the charming market town of Cheadle, it offers a convenient location for commuters traveling to nearby Derby and Stoke-on-Trent.

The location of this property is truly exceptional, with a plethora of amenities nearby. Families will appreciate the proximity to the local schools, while everyone can enjoy the abundance of green spaces and nearby parks. The strong local community and walking routes provide an ideal environment for those seeking an active, vibrant lifestyle. The property also offers open views over parkland, creating a tranquil and picturesque setting.

Ideal for both families and couples, The Scrivener offers comfortable and spacious living. The first double bedroom features an en-suite and ample space, while the second bedroom offers generous proportions. The third bedroom is spacious and provides flexibility for various uses. Additionally, there is a fourth single bedroom, perfect as a guest room or study.

The open-plan kitchen is thoughtfully designed with modern appliances and boasts a useful utility room. Open plan with the family/dining space creating a sociable environment, making it ideal for entertaining or spending quality time with loved ones. With a range of modern units, work surfaces, and integrated appliances, this kitchen truly is a chef's delight.

For those seeking relaxation, the separate front-facing living room offers a cozy retreat.

Don't miss the opportunity to own this stunning family home in a small cul-de-sac, ideally located for convenient and comfortable living. Contact us today to arrange a viewing.

Cecilly Mills Development

Cecilly Mills is a development of new homes in Cheadle, situated less than 15 minutes' walk from the centre of the market town. With 2, 3, and 4-bedroom homes on offer, this development will appeal to first-time buyers, families, and commuters looking to travel into nearby Derby and Stoke-on-Trent. Built across a variety of styles to the high Bellway standard, these homes present a variety of design features including open plan living spaces, contemporary fitted kitchens, bathrooms and en-suite bathrooms in addition to garages or allocated parking.

About Bellway Homes

The Scrivener
Four bedroom home

THE ARTISAN COLLECTION

Ground Floor

Living Room	4.943m x 3.537m	16'2" x 11'7"
Kitchen	3.325m x 3.202m	10'11" x 10'6"
Family/Dining	4.465m x 2.865m	14'8" x 9'5"
Utility	1.838m x 1.708m	6'0" x 5'7"
Cloakroom	2.083m x 0.973m	6'10" x 3'2"

First Floor

Bedroom 1	4.589m x 2.963m	15'1" x 9'9"
Bedroom 1 En Suite	2.226m x 1.345m	7'4" x 4'5"
Bedroom 2	3.463m x 2.020m	11'4" x 6'7"
Bedroom 3	3.035m x 2.869m	10'1" x 9'5"
Bedroom 4	3.168m x 2.379m	10'5" x 7'9"
Bathroom	2.075m x 1.925m	6'10" x 6'3"

Clo - Cloakroom, W - Wardrobe. Space suggestions only, wardrobes not included.
Furniture arrangements are for illustrative purposes only. Items are not included, not to scale.

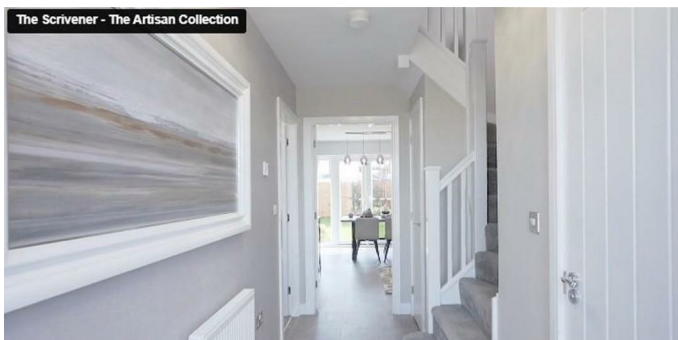
Bellway

Bellway Homes is a UK-based residential property developer. It is one of the largest housebuilding companies in the country, specializing in the construction of new homes. Bellway Homes operates in various regions across the UK, offering a range of properties from apartments to detached houses. They have been in operation for over 70 years and have built a reputation for

quality and customer satisfaction.

Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process. They create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy. Bellway's high standards are reflected in our dedication to customer service and they believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Entrance Hall



Lounge

16'2 x 11'7 (4.93m x 3.53m)



Kitchen Area

10'11 x 10'6 (3.33m x 3.20m)



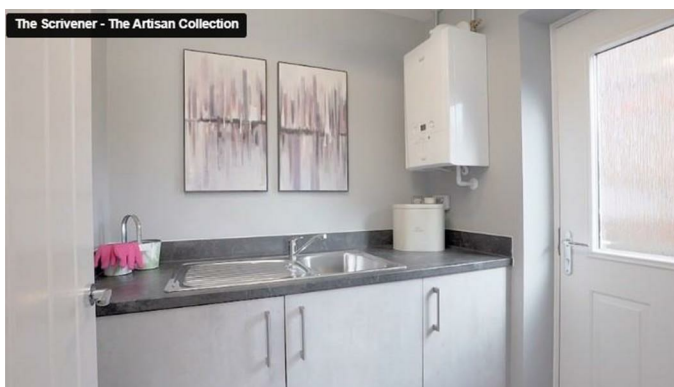
Family/Dining Area

14'8 x 9'5 (4.47m x 2.87m)



Utility

6 x 5'7 (1.83m x 1.70m)



Cloakroom

First Floor Accommodation

leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50. Located at the heart of the Staffordshire Moorlands nearby Cheadle is just a 5 minute drive from Cecilly Mills.

This picturesque market town with its many historic buildings and features offers all the amenities you would expect. The town boasts many independent shops including a traditional butcher, baker, jeweller, bespoke gift shops and craft shops. In addition there are many cafés and restaurants offering a warm welcome.

Locally, Cheadle Park is a must-visit for families with children. The park caters for all ages with an enclosed play area for under 5's and a more adventurous open site for older children including a zip wire and skate park. The large grassed playing fields are perfect for ball games and picnics. Cheadle, the gateway to the beautiful Churnet Valley with its amazing canal and river walks, is surrounded by countryside and presents fantastic opportunities for nature lovers. Hawksmoor ancient woodland is an excellent place to spot wildlife whilst the wild flowers of Gibridding Wood have attracted artists and photographers, eager to capture their beauty.

Further entertainment and shopping opportunities can be explored in Stoke-on-Trent, approximately 20 minutes drive from Cecilly Mills. From pottery to performing arts, Stoke-on-Trent is home to world class attractions including museums, glorious gardens and the UK's only monkey forest. The World of Wedgwood is a unique visitor experience celebrating the best of British design heritage. The Trentham Estate is the perfect place

for a family day out. Home to award-winning gardens, scenic lake, adventure playground and shopping village, it offers something for everyone. For evening entertainment, Stoke-on-Trent's cultural quarter comes alive with opera, west end productions and live comedians performing in the Regent Theatre and Victoria Hall. Live music is on offer at a number of venues throughout the city.

Families are well catered for at Cecilly Mills. There are a number of primary schools in the local area, all less than a 10 minute drive from the development with St Giles Catholic Primary located just 1 mile from Cecilly Mills. In addition, secondary education is provided for by The Cheadle Academy, just 5 minutes drive from the development, with further schools and academies located within a 15 minute drive of home.

Features



- Open-plan living and dining area
- Zanussi oven, gas hob and hood to kitchen
- Stainless steel splashback
- Roca sanitaryware to bathroom
- Wall tiles to bathroom
- Chrome brassware
- En suite to bedroom 1
- Elegant French doors to rear garden
- External tap
- 10-year NHBC warranty

New Home Quality Code



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.

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



Denise White is the director of Denise White Bespoke Estate agents and has worked in the local area since 1999. Denise lives locally and 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.

House To Sell ?

Please get in touch and we can talk you through the options available to you when wanting to sell to buy a new build property.

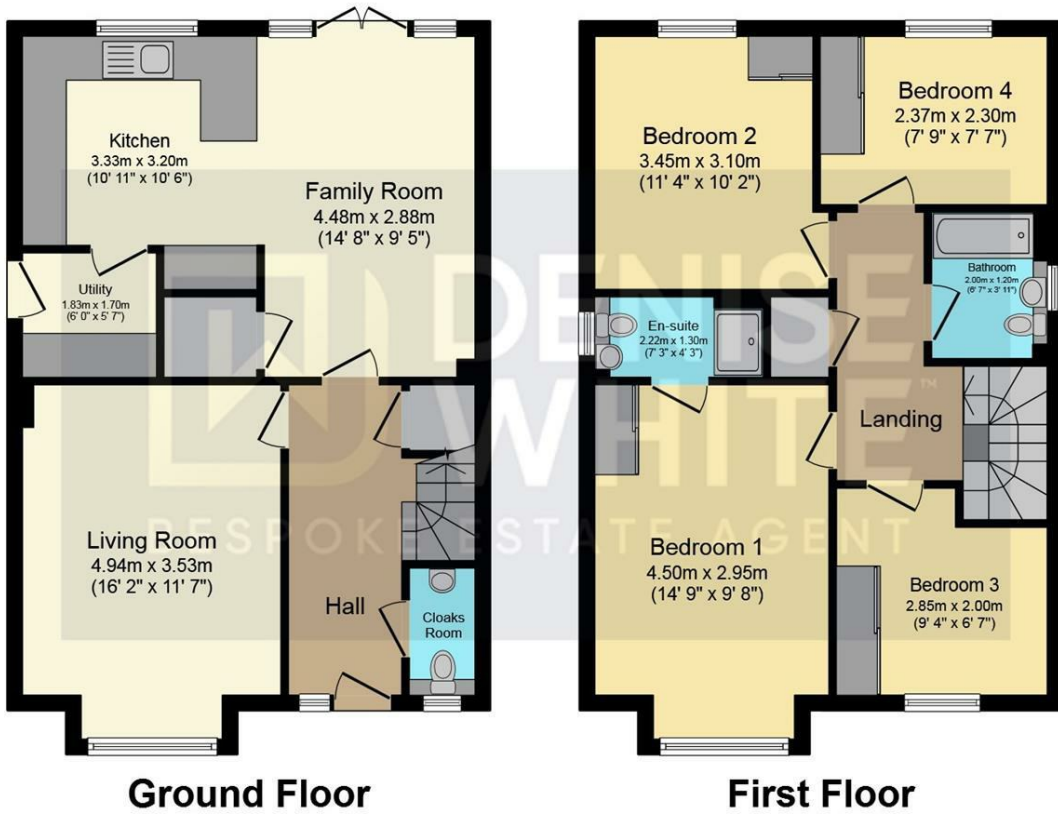
You could sell your with no estate agent fees with a certain moving scheme the new build company offer

Thinking of Renting a House Out ?

If you are thinking of renting a home out then

please do get in touch and we can discuss the current rental market with you, the rent you could achieve and the services we offer in our rental department.

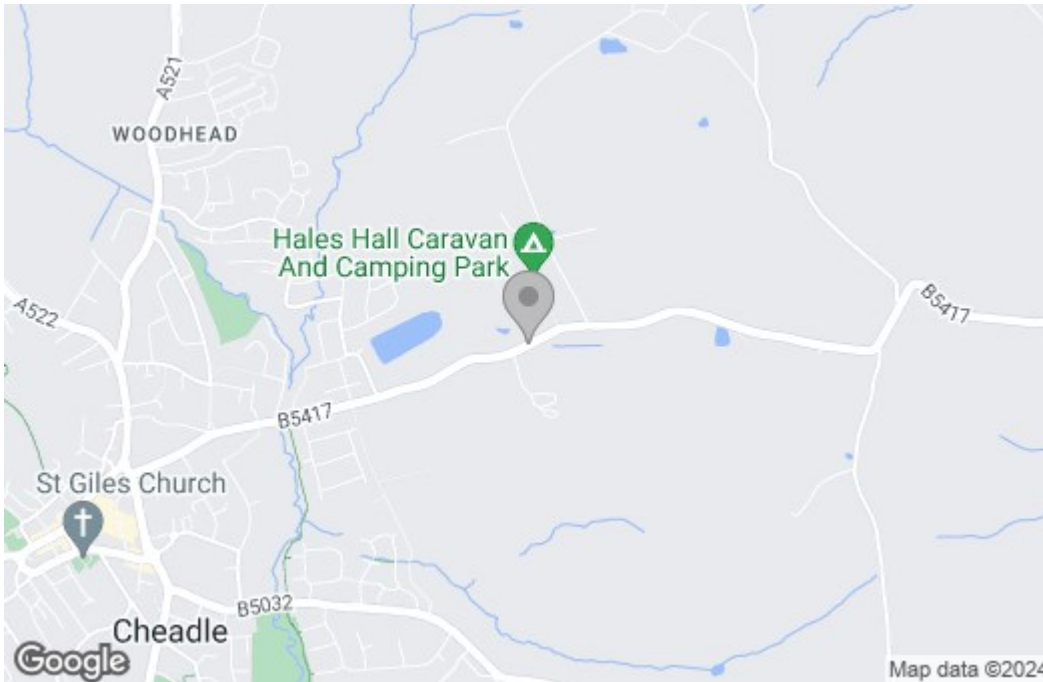
Floor Plan



Total floor area 113.5 m² (1,222 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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