



2 Rockend Drive, Staffordshire, ST13 7DH

£575,000

CALL TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

An outstanding detached home perfect for modern family living, this beautiful property has been lovingly extended and modernised by the current vendors allowing an abundance of space to grow and create many happy memories, with the potential to be an 8 bedroom property!

Denise White Estate Agents Comments

This fabulous, five bedroom detached family home has been extended and upgraded by the current owners to an outstanding standard and sits proudly in a slightly elevated position on the outskirts of the village of Cheddleton. The accommodation is generously proportioned and provides versatility perfect for modern day family living.

To the ground floor of the property boasts a magnificent 18ft kitchen with luxury fittings such as quartz worktops and bifold doors leading out onto the large rear garden, three reception rooms, cloakroom and W.C. To the first floor is an impressive master bedroom with French doors to the rear aspect, a dressing room and large ensuite with a statement slipper bath continuing the feel of elegance throughout the home. There are two further double bedrooms with ensembles, two slightly smaller double bedrooms with fitted wardrobes and a good-sized family bathroom.

The plot itself comfortably accommodates parking for three plus cars to the front as well as a charging station for an electric car. The sizeable rear garden is well maintained and is elevated to the property enjoying splendid views across the valley. There is also a timber shelter housing a hot tub to be included.

The village is served by three public houses, a veterinary practice, convenience store, and fine dining restaurant. It also presents easy access to the historic market town of Leek and the potteries conurbation with regular transport links.

An internal inspection is essential to appreciate the volume of property and executive lifestyle on offer with this spectacular home.

Location

Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer. Ideally placed for the short commute to the market

town of Leek. The Peak District national park is also only a short drive away. Access to the city of Stoke-on-Trent and the major road networks of the A50, A500 and M6 is also with easy travelling distance as the town of Macclesfield is. There is a bus route on the main street of Cheddleton.

Entrance Hall

Composite entrance door to the front aspect. Carpet. Radiator. Stairs off to the first floor. Five ceiling lights. Doors leading into:-

Sitting Room

18'9" x 11'3" (5.72 x 3.45)



Carpet. Radiator. Feature brick fireplace housing a multifuel stove set on a feature Tiled hearth with ornate stone mantle. uPVC bay style acoustic glazed window to the front aspect. Two wall lights. Two ceiling lights.

Snug

14'8" x 7'6" (4.48 x 2.29)



uPVC acoustic glazed window to the front aspect. Carpet. Radiator. Ceiling light.

Cloaks cupboard

7'6" x 3'7" (2.30 x 1.10)

Fitted with a range of cloaks hanging space. Carpet. Radiator. Ceiling light.

Kitchen

18'9" x 15'5" (5.72 x 4.71)



Fitted with a range of high gloss wall and base units with quartz worktops over incorporating an inset stainless steel sink unit with mixer tap. Integrated dishwasher, microwave and coffee machine. Space for American style fridge freezer. Space for a range style cooker with extractor over. Tiled flooring with underfloor heating. uPVC window and French doors leading to the rear garden. Four ceiling lights and spotlights. Three Velux windows. Door leading into: –

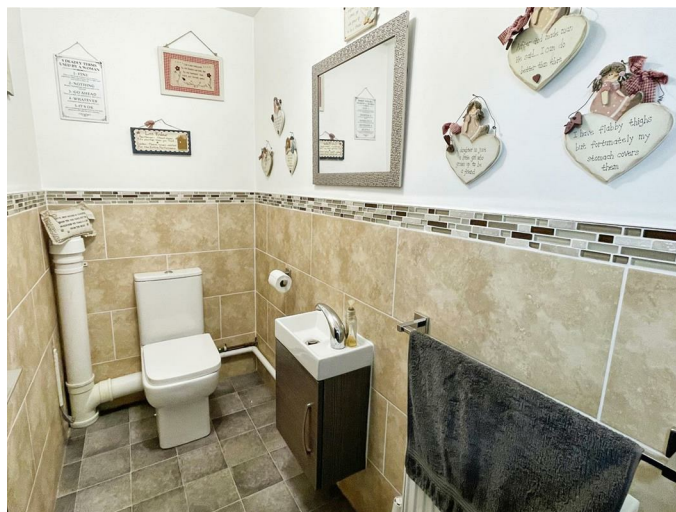
Utility Room

7'4" x 5'5" (2.26 x 1.66)

Fitted with a range of wall and base units with worksurfaces over. Plumbing for automatic washing machine. Tiled flooring. Obscure uPVC window to the side aspect. Ceiling light.

WC

7'6" x 3'6" (2.29 x 1.08)



Fitted with a low-level WC and wall mounted basin unit. Lino flooring. Part tiled walls. Radiator. Ceiling light.

Lounge

13'1" x 21'6" extending to 23'1" x 20'1" (4"66 extending to 7.04 x 6.14)



Part carpeted and part lino flooring with underfloor heating. Two traditional style radiators. Bifold doors to the side aspect leading to the garden. Three ceiling lights. Fitted bar area with a plumbed in sink and ice machine. Large multifuel stove with integrated oven set on a glass hearth. Four uPVC windows to the side and rear aspect. Two rooflights. Door leading into:

Office

8'1" x 6'2" (2.47 x 1.89)



Carpet. radiator. uPVC window to the side aspect. Ceiling light.

First Floor Landing



Carpet. Radiator. Loft access. Two ceiling lights. Doors leading into: –

Bedroom One

19'5" x 11'4" (5.93 x 3.47)



Carpet. Radiator. French doors to the rear aspect. Ceiling light. Three wall lights. Doors leading into: –

Dressing Room

13'5" x 9'4" (4.11 x 2.86)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Fitted with a range of built-in hanging and drawer space.

Ensuite

13'4" x 9'5" (4.08 x 2.89)



Fitted with a luxurious suite comprising of freestanding slipper bath with freestanding shower mixer tap, vanity wash, handbasin unit, low-level WC, bidet and walk-in shower with large drencher head. Tiled flooring with underfloor heating.

Traditional style radiator. Part tiled walls. uPVC acoustic glazed window to the front aspect. Two ceiling lights.

Bedroom Two

11'7" x 11'4" (3.55 x 3.47)



Carpet. Radiator. uPVC acoustic glazed window to the front aspect. Ceiling light. Door leading into: –

Ensuite

5'5" x 4'8" (1.67 x 1.44)



Fitted with a shower cubicle, corner low-level WC and wash hand basin. Fully tiled walls. Lino flooring. uPVC window to the side aspect. Ceiling spotlights.

Bedroom Three

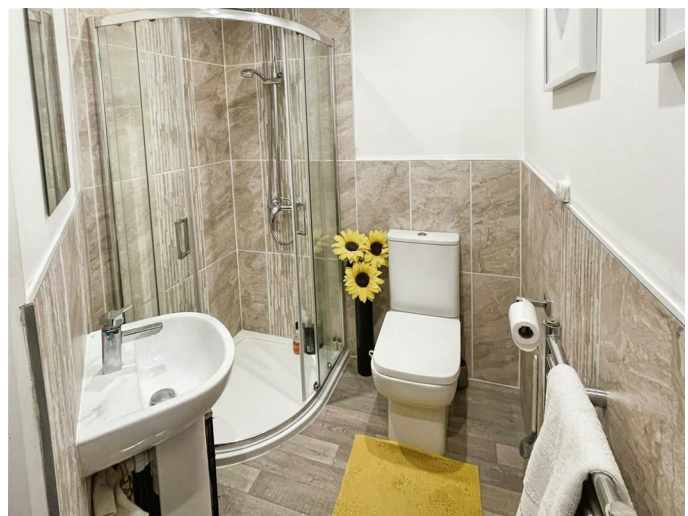
9'11" x 9'2" to robes (3.03 x 2.80 to robes)



Carpet. Radiator. uPVC acoustic glazed window to the front aspect. Ceiling light. Door leading into: –

Ensuite

8'2" x 5'5" (2.49 x 1.66)



Fitted with a corner shower cubicle with drencher head, low-level WC and pedestal wash handbasin. Lino flooring. Part tiled walls. Wall mounted heated towel rail. Ceiling light.

Bedroom Four

8'9" x 8'5" (2.67 x 2.59)



Carpet. Radiator. uPVC window to the rear aspect. Built-in wardrobe with sliding doors. Ceiling light.

Bedroom Five

8'9" x 8'2" (2.68 x 2.49)



Carpet. Radiator. uPVC window to the rear aspect. Built-in wardrobe with sliding doors. Two ceiling lights.

Bathroom

12'0" x 6'9" (3.67 x 2.07)



Fitted with a suite comprising of a freestanding roll top bath, vanity wash hand basin unit, corner low-level WC, bidet and shower cubicle with drencher head and body jets. Fully tiled walls. Lino flooring. Wall mounted upright radiator. Two uPVC windows to the side aspect. Ceiling spotlights.

Outside

To the front of the property there is a tarmac driveway providing off road parking for up to three vehicles, featuring an electric car charging point and leading to:-

Garage

22'8" x 9'10" (6.93 x 3.00)

Electric up and over door to the front aspect. Power and Light.

Rear Garden



To the rear of the property, bifold doors lead from the Lounge to a very private patio seating area, from which steps lead up to an excellent sized lawn which provides the perfect space for children to play and pets to roam. The lawn is overlooked by a further raised seating area and includes a hot tub with a timber built shelter.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

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 is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Leek, who listed this property, is one of the

Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 16 years and has a wealth of experience in all aspects of estate agency.

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 advice.

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.

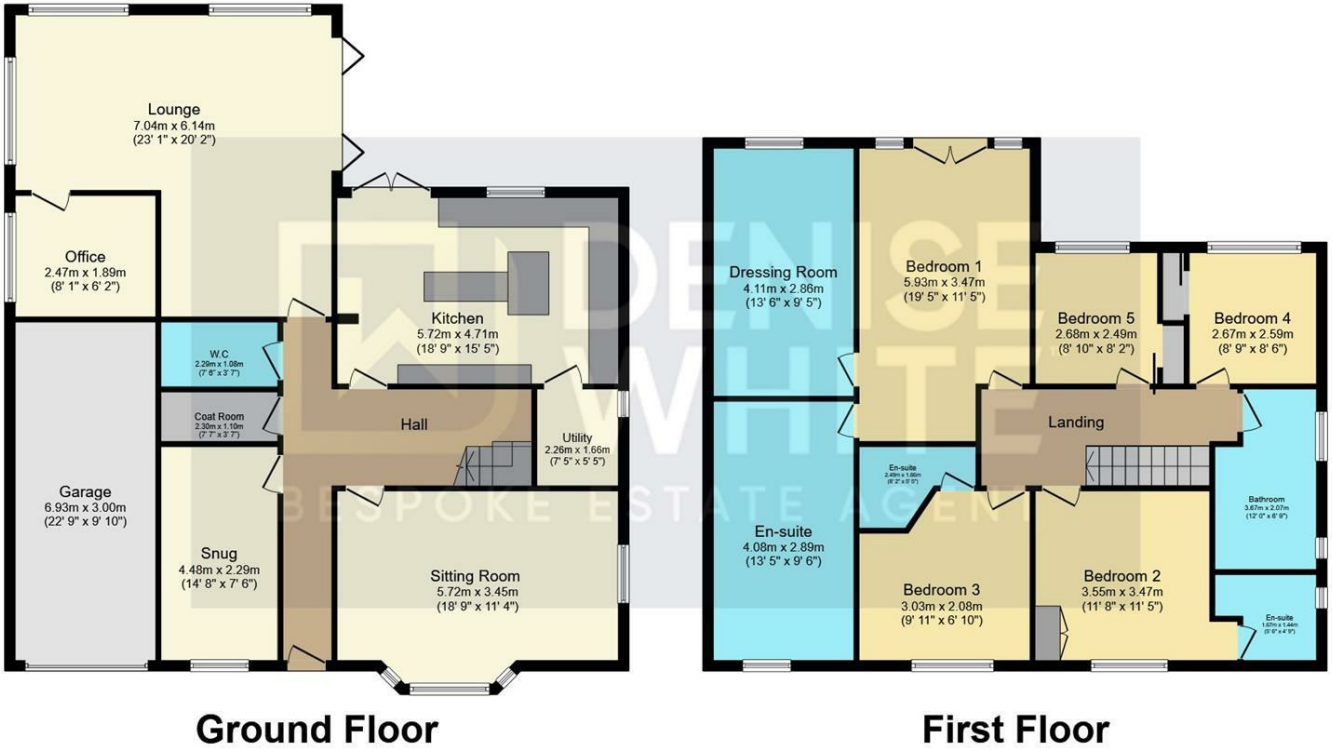
You Need A Solicitor!

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 Need 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.

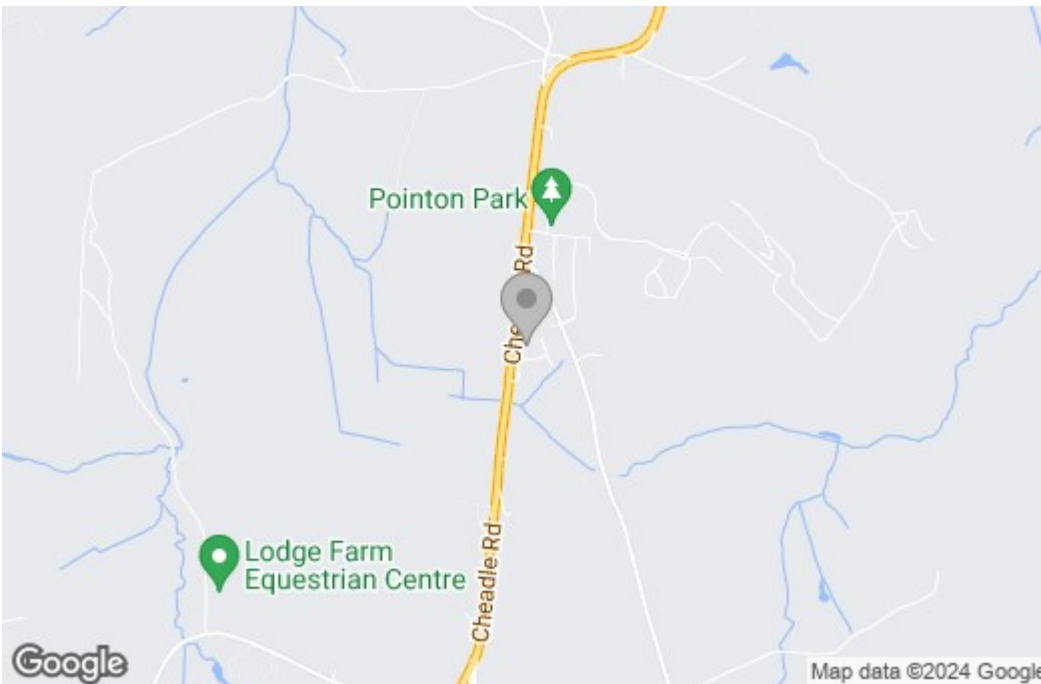
Floor Plan



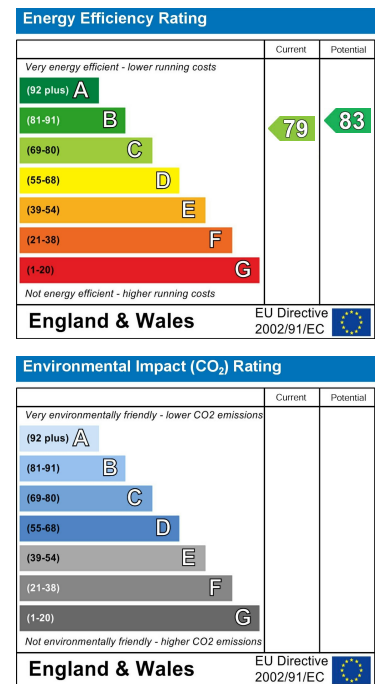
Total floor area 255.6 m² (2,751 sq.ft.) approx

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



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.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk