



## 20 Plot 38, Oakamoor Road, Cheadle, Staffordshire, ST10 1BS

Offers in the region of **£255,500**

"Quality is pride of workmanship" (W. Edwards Deming)

Introducing 'The Fletcher' - a stunning new bedroom home crafted by Barratt Homes. With its open-plan living and dining area, separate kitchen, three bedrooms, en-suite, and family bathroom, this home is the epitome of modern comfort and style. Don't miss out on your dream home!

#QualityCraftsmanship #NewHome #BarrattHomes

### **Denise White's Comments**

This stunning newly constructed three-bedroom semi-detached house is truly immaculate and ready for you to move in. Located in a new residential development, built by the renowned 5-star builder, Bellway Homes, this property offers an incredible opportunity for families, couples, first-time buyers, actively retired individuals, and investors.

As you enter the house, you will be greeted by a spacious entrance hallway that leads into a bright and open-plan living and dining space. The living area offers views over the rear garden and provides direct access to it, making it perfect for enjoying the outdoor space during the warmer months. There is plenty of room to design a comfortable living area alongside a dining space if desired.

The modern kitchen is situated at the front of the house and boasts new integrated appliances, ample wall and base units, and stylish worksurfaces. The integration of appliances adds convenience and enhances the sleek design of the kitchen.

The property features three spacious bedrooms spread over two floors, each with its own unique features. The first bedroom is located on the second floor and is a generous double room with a dressing room that leads into an en-suite shower room. This setup offers both privacy and comfort. The second double bedroom is also a good size and creates a bright and inviting space. It has an internal door that provides direct access to the family bathroom, adding convenience. The modern white bathroom suite is also easily accessible from the third bedroom, which is another great space.

In terms of storage, the property offers plenty of space to keep your belongings organised. Additionally, a downstairs cloakroom adds further practicality to the layout.

Outside, you will find parking space for two cars via the driveway located at the side of the house. The

rear garden is enclosed, providing a private and secure outdoor area.

Overall, this newly constructed three-bedroom semi-detached house offers a combination of modern design, spacious living areas, practical amenities, and convenient location. With its stunning features and the reputation of the builder, Bellway Homes, this property is an excellent choice for anyone looking for their dream home or a promising investment opportunity.

### **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**

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.

## Location



Cecilly Mills is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from the development include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, 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 Gibbriding 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.

### Entrance Hall

### Cloakroom

7'1" x 3'0" (2.164 x 0.937)

### Kitchen

12'2"x 5'10" (3.72x 1.799)



### Living Dining Room

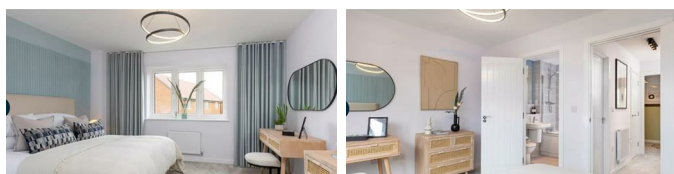
16'1" x 13'1" (4.915 x 3.992 )



### First Floor Accommodation

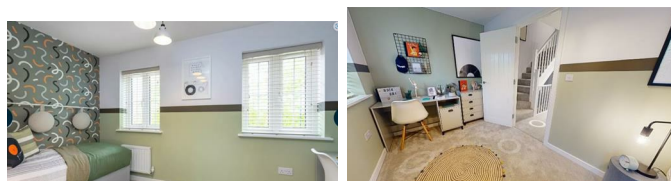
### Bedroom Two

13'1" x 10'4" (3.993m x 3.162m )



### Bedroom Three

13'1" x 7'1" (3.992m x 2.164m)



### Bathroom

7'0" x 6'1" (2.150m x 1.875m )



### Second Floor Accommodation

### Bedroom One

14'3" x 9'7" (4.366m x 2.936m)



### Dressing Room

8'11" x 6'2" (2.720m x 1.898m)

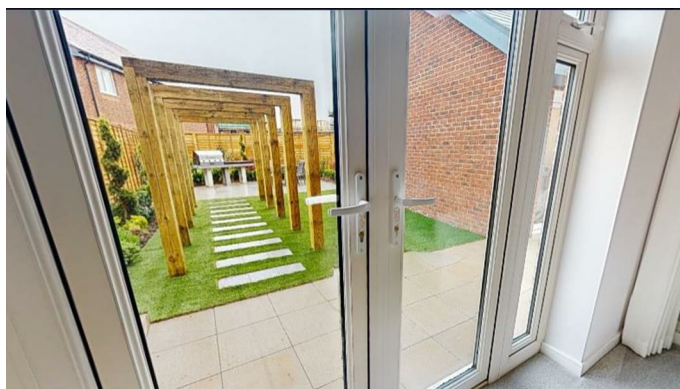


### En-Suite

6'6" x 5'8" (2.006m x 1.732m)



### Outside



### 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.

### Agents Notes



Freehold

Council Tax Band: C

Management/Estate Charge: £167 (estimated)

Predicted Energy Assessment:

All mains services are connected

## About Your Agent



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

## New Homes 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.

### House To Sell or Rent ?

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.

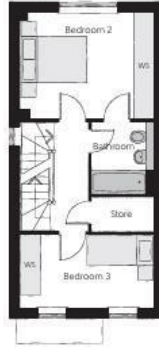
# Floor Plan

## The Fletcher Three bedroom home



### Second Floor

|                    |                 |              |
|--------------------|-----------------|--------------|
| Bedroom 1          | 4.366m x 2.936m | 14'4" x 9'8" |
| Dressing           | 2.720m x 1.898m | 8'11" x 6'3" |
| Bedroom 1 En Suite | 2.006m x 1.732m | 6'7" x 5'8"  |



### First Floor

|           |                 |               |
|-----------|-----------------|---------------|
| Bedroom 2 | 3.993m x 3.162m | 13'1" x 10'5" |
| Bedroom 3 | 3.992m x 2.164m | 13'1" x 7'1"  |
| Bathroom  | 2.150m x 1.875m | 7'1" x 6'2"   |



### Ground Floor

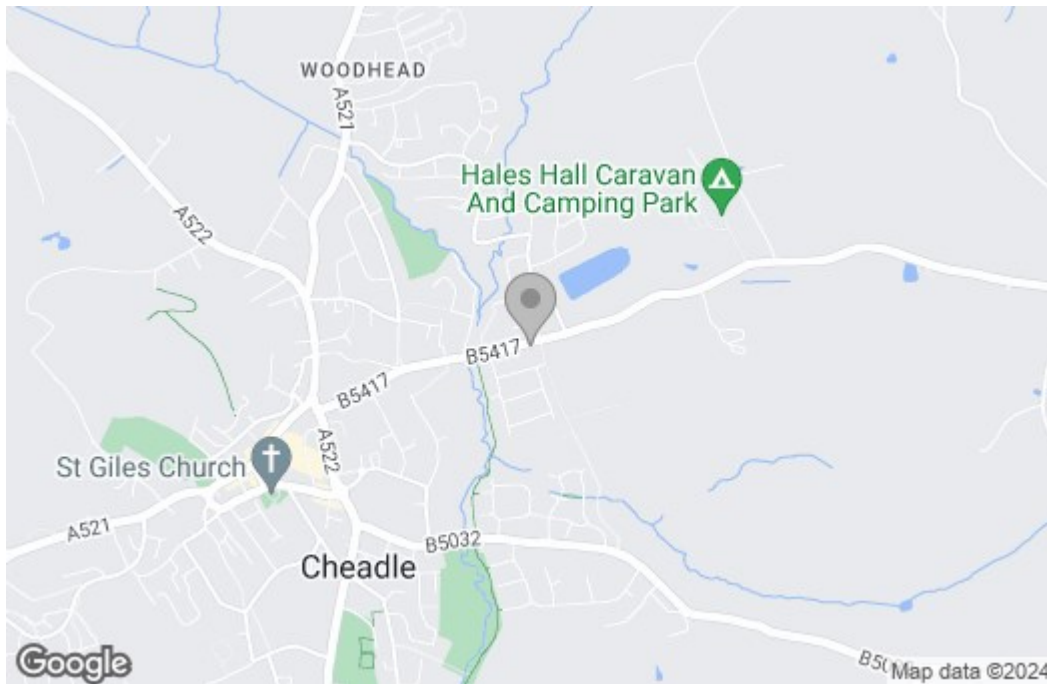
|               |                 |               |
|---------------|-----------------|---------------|
| Living/Dining | 4.915m x 3.992m | 16'2" x 13'1" |
| Kitchen       | 3.720m x 1.799m | 12'3" x 5'11" |
| Cloakroom     | 2.164m x 0.937m | 7'1" x 3'1"   |

Clk - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window --- Reduced Head Height

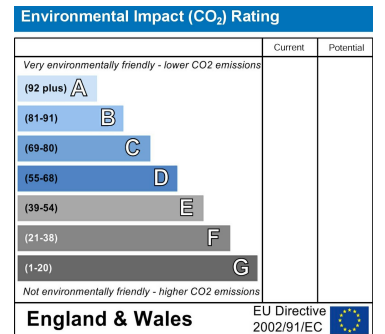
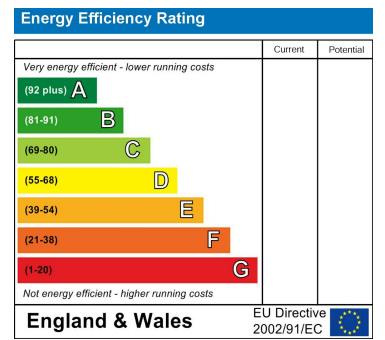
Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on the floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overhead. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for car or lift sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garage and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. FJ/CB/2023/02/00/008

# 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.

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