



## 9 Boucher Road, Cheddleton, Staffordshire, ST13 7JH

**£325,000**

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

"Home is where your story begins."

Discover the perfect starting point for your family's journey in this exceptional three-bedroom detached home, nestled on a superbly extensive corner plot, on what the vendor believes to be the best position on the development. With breath-taking views over Cheddleton and the surrounding countryside, this property offers versatile living spaces and endless possibilities for growing families. Create cherished memories in a place that feels like home.

#FamilyHome #MemoriesMade \*

### **Denise White Estate Agent's Comments**

Welcome to this charming detached property, now available for sale and ready for you to make it your home. This house is a dream, designed with a neutral décor and spacious layout, making it the perfect canvas for you to add your personal touch. Also with scope to extend the property to add a fourth bedroom and third bathroom, subject to the correct planning permission.

As you enter the property, you will find a modern kitchen which is fitted with a range of stylish wall and base units, offering both functionality and aesthetic appeal. The fitted appliances add convenience to your daily routine, making cooking and meal preparation a breeze. Next to the kitchen is the shower room which caters to the demands of modern family living, adding practicality to the space. Through to a large lounge that spans over five meters in length, providing ample space for entertaining guests or simply enjoying quality family time together. The open layout creates a seamless flow throughout the house, enhancing the sense of space and comfort.

One of the standout features of this property is the presence of two large conservatories. One at the rear of the property and one to the side. The conservatory to the rear gives access to a useful utility room which connects to the garage, which also benefits from motion-activated night time lighting. These versatile spaces can be utilised in various ways and offer the perfect opportunity to enjoy the beautiful garden views all year round. Whether you want to create a cosy reading nook or a bright and airy dining area, these conservatories provide the ideal setting.

Moving upstairs, the property boasts three well-proportioned bedrooms, all of which are double sizes, providing ample room for relaxation and rest. The third bedroom also offers stunning views to the front, allowing you to wake up to a delightful sight every morning. Completing the first floor accommodation is a good-sized family bathroom, recently renovated and fitted with a modern suite to cater to your needs.

The garden of this property is truly a show-stopper, as it wraps around the corner plot. French doors lead from the side conservatory onto a decking area, providing a perfect spot for outdoor gatherings or enjoying a morning coffee. The well-maintained lawn stretches beyond, offering a space for children to play or for you to unwind in nature's embrace. Additionally, a raised paved patio creates an inviting space to relax and soak up the sun.

Overall, this charming detached property offers a neutral and spacious layout, allowing you to add your personal touch and make it your own. With its large lounge, two conservatories, modern kitchen, well-proportioned bedrooms, and stunning garden, this house provides everything you need for comfortable and enjoyable living. Don't miss the opportunity to call this place home.

### **Location**

Situated in Cheddleton, on the outskirts of the market town Leek.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday



markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

### **Kitchen**

9'6" x 7'10" (2.92 x 2.39)



Wood effect flooring, a range of wall and base units with worksurfaces over, Incorporated sink and drainer unit with mixer tap above, gas hob with extractor above, Bosch oven, uPVC double glazed window to the front aspect, ceiling light.

### **Inner Hall**

Wood effect flooring, radiator, under stairs storage cupboard, wall light, ceiling light.

### **Lounge**

18'7" x 14'6" (5.68 x 4.43)



Fitted carpet, radiator, gas fireplace, uPVC double glazed window and a uPVC door into the rear conservatory, three wall lights, ceiling light, coving.

### **Rear Conservatory**

18'4" x 7'8" (5.59 x 2.34 )



Tiled flooring, two wall lights, access into utility, sliding uPVC door onto rear garden.

### Side Conservatory

12'0" x 17'8" (3.66 x 5.40)



Wood effect flooring, two wall mounted radiators, French doors to the rear aspect, two wall lights, ceiling fan.

### Downstairs Shower Room

2'5" x 8'5" (0.75 x 2.58)

Continued wood effect flooring, partially tiled walls, low-level WC, wall mounted wash handbasin, shower cubicle with shower, obscure uPVC double glazed window to the front aspect, ceiling light.

### Utility

7'9" x 7'10" (2.38 x 2.40)

Laminate flooring, wall units, worksurface with stainless steel sink and drainer unit with mixer tap above, uPVC double glazed window to the rear aspect, ceiling light, ample space under worksurfaces, access into garage.

### First Floor Landing

Fitted carpet, uPVC double glazed window to the side aspect, ceiling light, loft access, access into three bedrooms and bathroom.

### Bedroom One

13'6" x 9'8" (4.14 x 2.95)



Fitted carpet, radiator, three wall lights, ceiling light, ceiling fan, uPVC double glazed window to the rear aspect, coving.

### Bedroom Two

10'7" x 8'8" (3.24 x 2.66)



Fitted carpet, radiator, uPVC double glazed window to the rear aspect, ceiling light.



### Bedroom Three

9'7" x 8'11" (2.93 x 2.73)



Fitted carpet, wall mounted radiator, uPVC double glazed window to the front aspect, ceiling light, coving.

### Bathroom

5'10" x 8'5" (1.79 x 2.59)



A recently renovated bathroom with wood effect flooring, vanity unit with wash hand basin above and storage under, low-level WC , ladder style towel rail, bath with shower above and glass shower screen, uPVC double glazed window to the front aspect, inset spotlights, partially tiled walls.

### Garage

17'11" x 8'1" (5.47 x 2.47)

With an electric roller garage door with motion activated night time lighting.

### Outside



To the front of the property, a driveway provides easy off road parking for two cars, plus ample parking available around the perimeter. To the rear is a well kept, low maintenance garden which wraps around the corner plot. French doors lead from the side conservatory onto a decking area and the lawn stretches beyond with an additional raised patio.

### Agents Notes



Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

### **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 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 advice.

### **Property To Sell Or Rent?**

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.

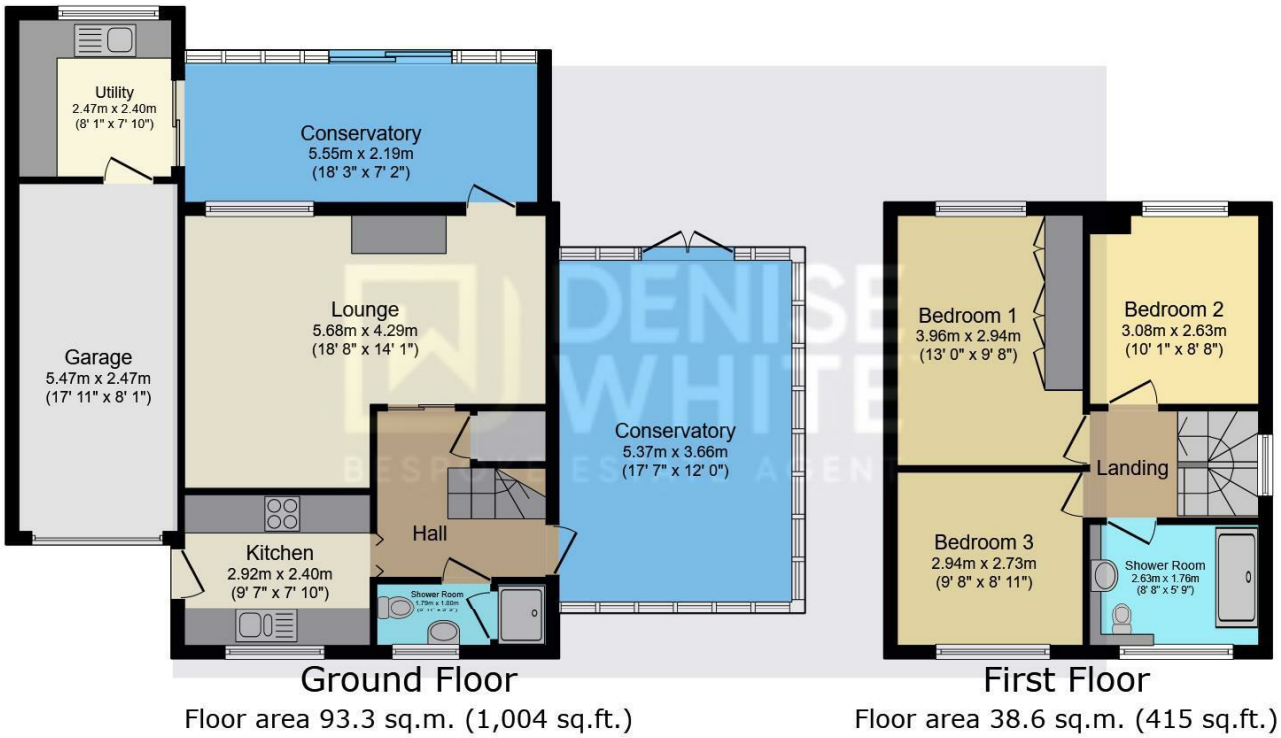
### **You Need A Solicitor!**

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

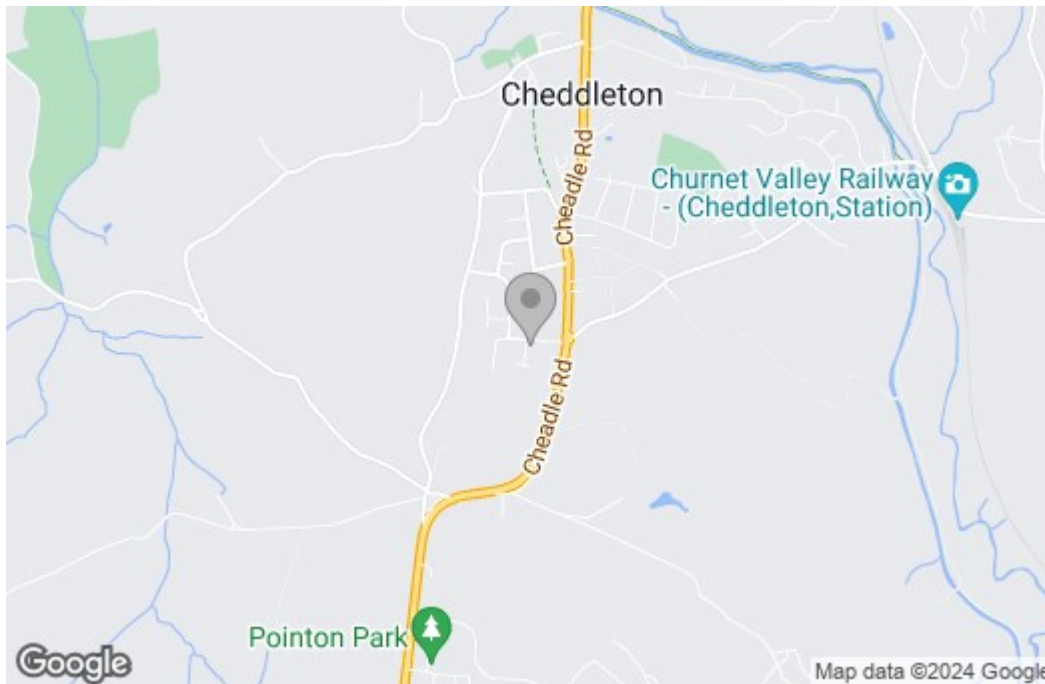


TOTAL: 131.9 sq.m. (1,419 sq.ft.)

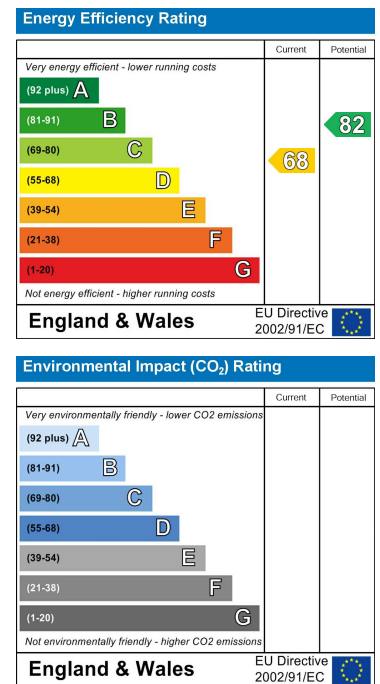
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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