



**79 Cheddleton Park Avenue, Cheddleton, Staffordshire, ST13 7NS**

**Asking price £535,000**

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!  
'Home is where your story begins!' - quotesgram

Write your own story in this immaculate detached home. With five bedrooms, beautiful open plan living spaces, and situated within a peaceful cul-de-sac location, this impressive family home provides the perfect space to grow and create memories.

#executivehome #spaciousfamilyliving #peacefulllocation



## Denise White Agents Comments



This truly stunning five bedroom detached home has been designed with day-to-day family living in mind. With five bedrooms across two floors, ample storage space, and bright and airy accommodation, the property is a prime example of how modern homes are better suited to the current standard of living.

As you enter the property, you are welcomed in by a stylish and spacious entrance hall which leads you through to the stunning open-plan kitchen diner. Boasting a modern fitted kitchen with quartz worktops above, built in breakfast bar, and French doors onto the paved patio area, this exceptional room seamlessly combines indoors and outdoors and lends itself perfectly to entertaining friends and family. A large living room situated at the front of the property is flooded with natural light from the bay window featuring bespoke shutters creating a more cosy space to unwind. A useful WC completes the downstairs accommodation.

Ascending to the first floor, you will find the main bedroom - a large double room with bay window, bespoke shutters and built in wardrobe solutions, and ensuite bathroom. Three further bedrooms provide ample accommodation for family and guests with bedrooms three and four providing a pleasant outlook to the rear across the valley. A stylish and well equipped bathroom services the three bedrooms. To the second floor is a galleried landing area perfect for added seating and a place to relax. The fifth bedroom benefits from its own floor and is perfect for older, more independent children or as a guest bedroom as it

also features a large bathroom.

Externally, a paved driveway provides off-road parking for multiple vehicles, bordered by pleasant lawned areas. At the rear of the property, is a south west facing garden backing on to fields of green. The initial patio area accessed from the French doors from the dining area is the ideal spot for families to spend time together or enjoy the sunshine and alfresco dining. Beyond is a large lawned area with immense potential to be further landscaped and developed.

In summary, this immaculate detached home has been further enhanced by the current owner to provide ample storage solutions, stylish decor and bespoke fixtures and fittings throughout. The luxurious property perfectly exemplifies the benefits of modern homes.

## Location



Cheddleton is situated on the outskirts of Leek, within easy reach of the market town, yet also close to some stunning countryside.

Leek is 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 to 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

The location offers excellent access to the Peak District National Park, an area of outstanding natural beauty famed for its walking, cycling and wildlife watching. Steep limestone valleys like Dovedale, with its stepping stones, and Lathkill Dale, draw visitors from around the world.

The nearest train stations to Leek are Stoke-on-Trent (12 miles), Macclesfield (13 miles) and Buxton (13 miles), providing direct services to Manchester, Sheffield and London in around 95 minutes. Situated on the outskirts of Leek, within easy reach of the market town, yet also close to some stunning countryside.

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### **Entrance Hall**

**7'3" x 16'2" (2.21 x 4.94 )**

Tiled flooring. Composite door to the front aspect. Stairs to the first floor accommodation. Wall mounted radiator. Built in push panel storage under stairs. Spotlights.

## Living Room

12'9" x (3.91 x 4.87)



Fitted carpet. Wall mounted radiator. uPVC double glazed bay window to the front aspect. Bespoke shutters. Two ceiling lights.

## Kitchen Diner

31'0" x 12'3" (9.45m x 3.73m)



## Kitchen Area



Tiled flooring. A range of Matt wall and base units with quartz worktops above. Integrated fridge, freezer, dishwasher, washing machine, Lamona oven, Lamona microwave, Lamona hob with extractor above sink and drainer unit with mixer tap above. Large breakfast bar with quartz worksurface. Composite door to the side aspect. Two uPVC double glazed windows to the rear aspect. Inset spotlights.

## Dining area



Continued tiled flooring. Wall mounted radiator. French doors to the rear aspect. Spotlights.

## WC

2'9" x 5'2" (0.85 x 1.59)

Continued tiled flooring wall mounted radiator. Low-level WC pedestal wash handbasin with storage underneath. Ceiling light. Extractor fan.



### **Integral Garage**

10'1" x 16'6" (3.08 x 5.05 )

Wall mounted radiator. uPVC double glazed window to the side aspect. Electric roller door. Wall mounted combination boiler. Lighting.

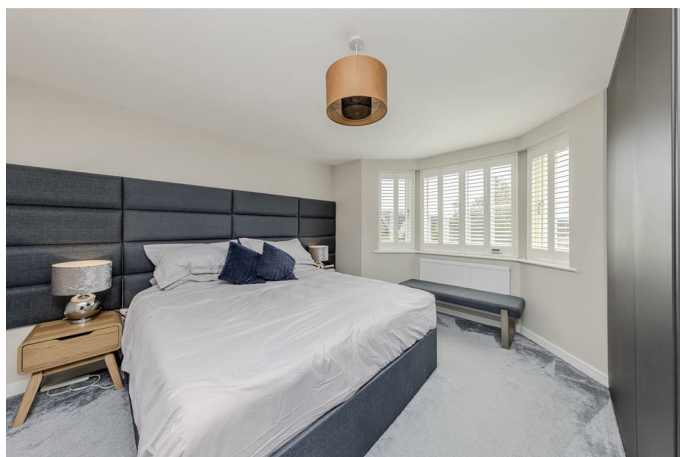
### **First Floor Landing**



Fitted carpet. Wall mounted radiator. Large storage cupboard. Two ceiling lights. uPVC double glazed window to the front aspect with bespoke shutter. Stairs to the second floor accommodation.

### **Bedroom One**

13'1" x 13'2" (3.99 x 4.03)



Fitted carpet. Wall mounted radiator. uPVC double glazed bay window to the front aspect with bespoke shutters. Built-in wardrobes. Ceiling light.

### **Ensuite**

3'11" x 6'11" (1.20 x 2.13)



Laminate flooring. Low-level WC wash hand basin with storage underneath. Wall mounted ladder style towel rail. Shower cubicle with shower. Obscured uPVC double glazed window to the side aspect. Extractor fan. Inset spotlights.

### **Bedroom Two**

9'10" x 16'5" (3.02 x 5.02)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect with bespoke shutter. Ceiling light.

### Bedroom Three

9'9" x 13'0" (2.99 x 3.97)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect with bespoke shutter. Ceiling light.

### Bedroom Four

9'10" x 9'8" (3.02 x 2.95)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect with bespoke shutters. Ceiling light.

### Bathroom

6'2". x 7'1" (1.88. x 2.16)



Laminate flooring. Fitted bath with shower above and glass. Shower screen. Low-level WC. Wash handbasin with storage underneath. Wall mounted ladder style towel rail. Obscured uPVC double glazed window to the rear with fitted blind.

### Second Floor Landing



Fitted carpet. Under eaves storage cupboard. Skylight with fitted blind. Ceiling light.

## Bedroom Five

14'9" x 11'4" (4.50 x 3.46 )



Fitted carpet. Under eaves storage. Wall mounted radiator. Built-in wardrobes. Velux skylight with fitted blind ceiling light.

## Bathroom

9'10" x 11'4" (3.00 x 3.46 )



Laminate flooring. Shower cubicle with shower. Low-level WC. Wash hand basin with storage underneath. Wall mounted ladder style towel rail. Large storage cupboard. Velux skylight with fitted blind. Ceiling light. Extractor fan.

## Outside



To the front is a paved driveway providing off road parking for multiple vehicles and leads to an integral garage. To The rear is a tiered garden with a patio area leading from the French doors out of the dining area and steps leading to a large lawn beyond which backs onto fields.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

## 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.

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 Require 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.

### WE WON!





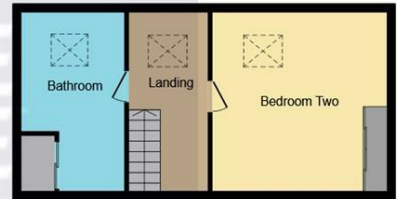
## Floor Plan



**Ground Floor**  
Floor area 75.1 m<sup>2</sup> (808 sq.ft.)



**First Floor**  
Floor area 75.1 m<sup>2</sup> (808 sq.ft.)



**Second Floor**  
Floor area 41.4 m<sup>2</sup> (446 sq.ft.)

**TOTAL: 191.6 m<sup>2</sup> (2,063 sq.ft.)**

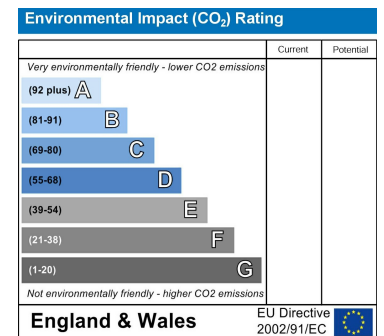
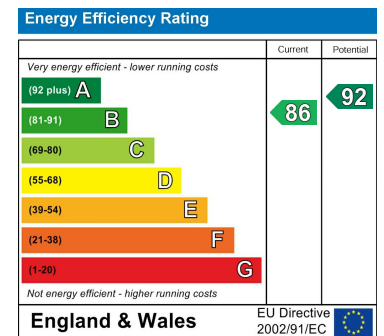
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.

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