



## 8 Hazlehurst Drive, Cheddleton, Staffordshire, ST13 7HB

**£1,200 Per month**

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

\*\*For Rent: Stunning Three-Bedroom Detached Home\*\*

Discover this well presented three-bedroom detached residence situated in the highly desirable village of Cheddleton in the Staffordshire Moorlands, nestled within the picturesque Staffordshire Moorlands. Recently extended and meticulously updated, this property boasts a modern and spacious layout, ideal for family living.

#ToRent#StaffordshireMoorlands#DetachedHouse

## Denise White Estate Agents Comments

**\*\*For Rent: Exquisite Family Home in a Prime Location\*\***

Seize the opportunity to rent this stunning family home, nestled in a popular and well-established residential area. This property has been beautifully upgraded to a high standard, showcasing contemporary décor and stylish accents throughout.

Upon entering, you are greeted by an inviting Entrance Porch that leads into a spacious Entrance Hallway. Ascend the stairs to the First Floor, or step into the Lounge, which seamlessly connects to the cosy Snug featuring a charming log-burning stove. The Snug then opens into a fabulous Breakfast Kitchen, equipped with painted cabinetry and ample space for a range-style cooker, complemented by French doors that lead to the serene rear garden.

The First Floor comprises three well-appointed bedrooms: two generously sized double rooms with built-in wardrobes, and a third single room, which includes a built-in bed with storage beneath. The family bathroom, located at the rear, boasts a modern white suite.

Outside, a block-paved driveway offers ample off-road parking, while the rear garden presents a wonderful, private, and enclosed space—perfect for enjoying the warmer months.

With the stunning Staffordshire Moorland countryside at your doorstep and close proximity to village shops, amenities, St. Edward's First School, Cheddleton Recreational Ground, popular country pubs, and the renowned Flintlock restaurant, this property truly caters to a variety of lifestyles!

## Entrance Hall



Composite entrance door to the front aspect. Obscured uPVC windows to both side aspect. Laminate flooring. Radiator. Stairs off to the first floor. Ceiling light. Door leading into: –

## Lounge

**14'1" x 11'7" (4.30 x 3.55)**

Laminate flooring. Radiator. uPVC bay style window to the front aspect. Ceiling light. Double doors leading into: –

## Snug

**17'3" x 9'3" (5.27 x 2.833)**

Laminate flooring. Log burning stove. Understairs storage cupboard off. Obscured uPVC window to the side aspect. Ceiling light. Opening into: –

## Kitchen

**15'4" x 12'3" (4.69 x 3.74)**

Fitted with a range of wall and base units with Oak worksurfaces over incorporating a one and a half bowl ceramic sink and drainer unit with mixer tap. Space for range style cooker and fridge freezer. Automatic washing machine. Radiator. uPVC door and French doors leading to the rear garden. Obscured uPVC window to the side aspect. Two ceiling lights.



## First Floor Landing



Newly fitted carpet. Radiator. Obscured uPVC window to the side aspect. Ceiling light. Loft access. Cupboard off housing the ideal combination boiler. Doors leading into: –

## Bedroom One

10'0" x 10'0" (3.07 x 3.05)



Newly fitted carpet. Radiator. uPVC window to the front aspect. Fitted with a range of built-in furniture including wardrobes, bedside tables and overhead storage. Ceiling light.

## Bedroom Two

10'6" x 8'7" (3.21 x 2.63)



Newly fitted carpet. Radiator. uPVC window to the rear aspect. Fitted with a range of wardrobes with overhead storage. Ceiling light.

## Bedroom Three

7'3" x 7'0" (2.21 x 2.14)



Newly fitted carpet. Radiator. uPVC window to the front aspect. Built in single bed with storage below. Ceiling light.

## Bathroom

6'2" x 5'5" (1.90 x 1.67)



Fitted with a white suite comprising of 'P' shaped bath with shower over, low-level WC and wall mounted wash hand basin. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

## Outside

The property is approached over a block paved driveway which provides off road parking for several vehicles. Gated access to the side of the property leads to:-

## Rear Garden



The rear garden is fully paved providing a fabulous low maintenance space to sit out and enjoy the weather of the warmer months, it is fully enclosed and offers a good degree of privacy whilst offering delightful views over the surrounding countryside.

## Garage Store Room

9'4" x 8'11" (2.85 x 2.73)



With up and over door to the front aspect. Power and light. Door leading to the rear garden.

## Garden Room/Office

12'10" x 8'10" (3.93 x 2.70)



uPVC French doors and window to the side aspect. Lino flooring. Power and light.

## 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.



### **Security Deposit**

Is typically equal to five weeks' rent but may vary. This will be held by a registered deposit scheme (Deposit Protection Service DPS) and shall be returned at the end of the tenancy (subject to any deductions if applicable). Please note no interest is paid on the deposit. The deposit for this property equals £1384.61

### **Holding Deposit**

1 weeks rent holding deposit is required to reserve this property which is deducted off your rent when the tenancy starts. This equals £276.92

### **References**

Employment and Landlord references are required along side a credit check.

### **Proof Of ID**

In order to comply with anti-money laundering regulations we ask that prospective tenants provide proof of identity and residence. These need to be a passport or photographic UK driving licence and a recent (within three months) utility bill, bank statement or council tax bill.

### **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 15 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.

**We Won !**



## Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

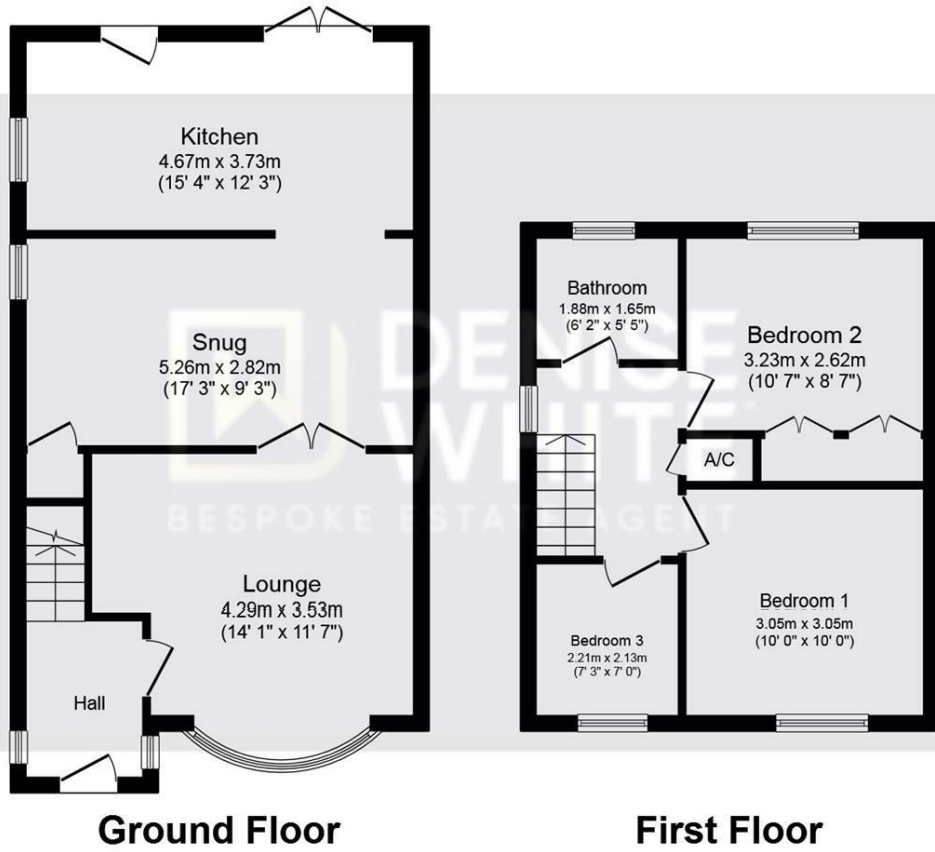
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

# Floor Plan

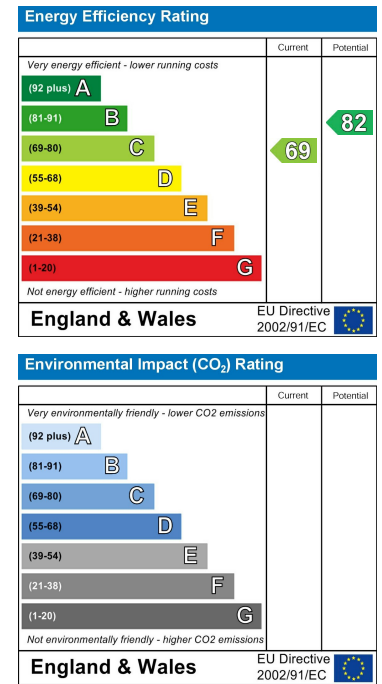


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

# 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.