



**137 Willow Drive, Cheddleton, Staffordshire, ST13 7FG**

**Offers in the region of £625,000**

"Discover the heart of modern living! This stunning home houses a living kitchen which combines sleek design, quality, and functionality, making it the perfect centrepiece to this home. Elevate your everyday life with aesthetic excellence!"

#HomeDesign #LivingSpace #InteriorInspiration

## Denise White Agents Comment's



**\*\*Stunning Contemporary Four-Bedroom Detached Home in a Stunning Setting\*\***

Discover this impressive four-bedroom contemporary house nestled in a highly desirable cul-de-sac, surrounded by nature and expansive gardens that back onto woodlands. This exceptional property features a detached double garage, cleverly converted into a gym with additional storage, along with a dedicated outbuilding that serves as a games and bar area—perfect for leisure and entertainment.

Located on the outskirts of a charming semi-rural village, this beautifully designed home boasts stylish, high-specification interiors that cater to diverse lifestyles. The property sits on one of the largest plots in the development, offering ample outdoor space for family activities and gatherings.

Step inside to find a spacious reception hallway leading to a well-appointed cloakroom, an open-plan kitchen/dining area with direct access to the garden, and a welcoming lounge. The lounge features double doors from the hallway, a cosy multi-fuel stove, and a large picture window that frames views of the lush rear garden.

The newly designed kitchen/dining area is a chef's dream, equipped with bespoke units, built-in appliances, and a dining space that seamlessly connects to the outdoor living area. The ground

floor also includes a versatile additional reception room currently used as a games room, which could easily transform into a study, separate dining room, or even a fifth bedroom.

Upstairs, the landing leads to an impressive principal suite, complete with a spacious dressing room and luxurious en-suite facilities. Three additional double bedrooms ensure ample accommodation for family and guests, with the largest room featuring its own en-suite shower and fitted wardrobe. A beautifully presented family bathroom completes this exquisite home.

The property is approached via a driveway that provides ample parking for family needs. The gardens surrounding the house are beautifully landscaped, offering delightful spaces for outdoor entertaining, relaxation, and enjoying the scenic woodland backdrop. The purpose-built outbuilding enhances the outdoor experience, making it an ideal space for social gatherings or leisure activities.

Don't miss the opportunity to make this stylish and versatile home your own!

## Location



Nestled within the prestigious St. Edwards Estate in Cheddleton, Staffordshire, this former hospital has been beautifully transformed into a serene haven, fostering tranquillity and a strong sense of community. Its prime location offers a quick commute to the charming market town of Leek, while the breath-taking Peak District National Park

is just a short drive away. Additionally, easy access to Stoke-on-Trent and major roadways, including the A50, A500, and M6, makes travel convenient, with the town of Macclesfield also within reach. This estate also features a bus route, providing a reliable service that connects to the sought-after Westwood schools.

### Entrance Hall



Tiled flooring, stairs off to the first floor accommodation, ceiling lights, radiator, uPVC double glazed windows to the front aspect, ceiling lights, under stairs storage space, access into the ground floor accommodation and cloakroom.

### Kitchen Diner

27'11 x 22'7 (8.51m x 6.88m)



An extensive range of units with DEKTON work surfaces over and splash backs, space for fridge freezer, space for washing machine and dryer, dishwasher, two NEFF electric ovens, sink unit with central tap, wall mounted contemporary style

radiator, feature tiled wall with feature lighting over, tiled flooring, inset lighting, bi-fold doors to the rear garden, radiator, uPVC windows over looking the gardens.

### Dining Area



### Lounge

18'6 x 12'11 (5.64m x 3.94m)



Double doors leading into the lounge from the entrance hall, uPVC double glazed windows to the front and rear aspects, fitted carpet, feature fireplace with stone hearth, oak beamed mantle, multi fuel stove with brick inset and beam mantle, coving to the ceiling, inset spotlights, radiators

## Reception Two

15'02 x 12'09 max narrowing down to 10'02  
(4.62m x 3.89m max narrowing down to 3.10m)



Fitted carpet, uPVC French doors leading to the rear garden, uPVC double glazed bay window to the front aspect, uPVC double glazed window to the side aspect, ceiling light, radiator.

## Cloakroom



W.C. wash hand basin, radiator, ceiling light, extractor, tiled flooring.

## First Floor Accommodation



Fitted carpet, radiator, uPVC double glazed window to the front aspect, two ceiling lights, loft access,

airing cupboard, radiator access to the bedrooms and bathroom.

## Bedroom One

12'11 x 11'3 (3.94m x 3.43m)



Fitted carpet, uPVC double glazed window to the front aspect, ceiling light, coving to the ceiling, radiator, sliding door into the en-suite and door into the dressing room.

## Dressing Room

14'1 x 10'08 (4.29m x 3.25m)



Fitted carpet, fitted with a range of wardrobes with feature lighting over, fitted drawers, two uPVC double glazed windows to the rear aspect, radiator, inset spotlighting.

### En-Suite



Walk in shower with rain shower and attachment, shower screen, tiled flooring, tiled walls, inset spotlighting, W.C. wash hand basin, fitted with units with storage and surfaces over, fitted mirror with touch lighting, wall mounted contemporary style radiator, shaver point, uPVC window to the rear aspect, extractor.

### Family Bathroom

10'2 x 5 (3.10m x 1.52m)



Bath, W.C. pedestal wash hand basin, shower cubicle, tiled flooring, uPVC window to the side aspect, ceiling light.

### Bedroom Two

14'2 x 10'2 (4.32m x 3.10m)



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

### Bedroom Three

12'6 x 9'5 (3.81m x 2.87m)



Fitted carpet, radiator, fitted wardrobes with lighting, ceiling light, uPVC double glazed window to the front aspect, coving to the ceiling.

### En-Suite

Shower, pedestal wash hand basin, W.C. radiator, uPVC double glazed window to the side aspect, ceiling light.

## Bedroom Four

10'7 x 8'6 (3.23m x 2.59m)



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

## Outside



There is plenty of off-road parking available at the front of the house, thanks to a block-paved driveway. Gated access to the rear garden can be found on both sides of the house. The garden features a pebbled area, a lawn, and a pathway leading to the main entrance.

The rear garden encompasses the back and both side areas. You can enter the garage through a side door; it's currently used as a gym and offers additional secure storage. A wooden storage shed is also present. The garden includes a children's play area, mature trees, a lawn, and a patio area alongside a raised decking area.

The main lawn is situated on the side, with seating

areas directly outside the living kitchen and another seating area at the back of the garden. Additionally, there's a purpose-built outhouse that has served as a games/pub area but could easily be converted into an office. The entire garden is enclosed with fencing, mature hedges, and trees, providing a sense of privacy and tranquillity.

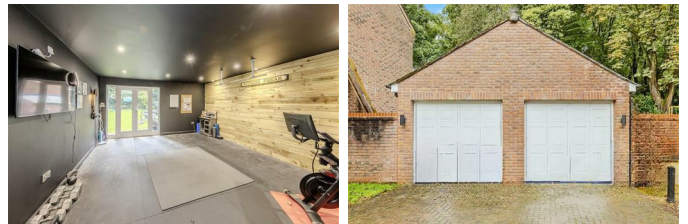
## Outbuilding

21'2 x 12'4 (6.45m x 3.76m)



## Gym/Garage

17'11 x 15'10 (5.46m x 4.83m)



## Gardens



## Agents Notes...

Freehold

All mains services connected

Staffordshire Moorlands District Council - Tax 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 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.

**WE WON !!!**



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured 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.

### **Do You Have A House 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.

### **Do You Need Help With 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.

### **You Will 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.



## Floor Plan



**Ground Floor**  
Floor area 96.3 m<sup>2</sup> (1,037 sq.ft.)

**First Floor**  
Floor area 95.2 m<sup>2</sup> (1,025 sq.ft.)

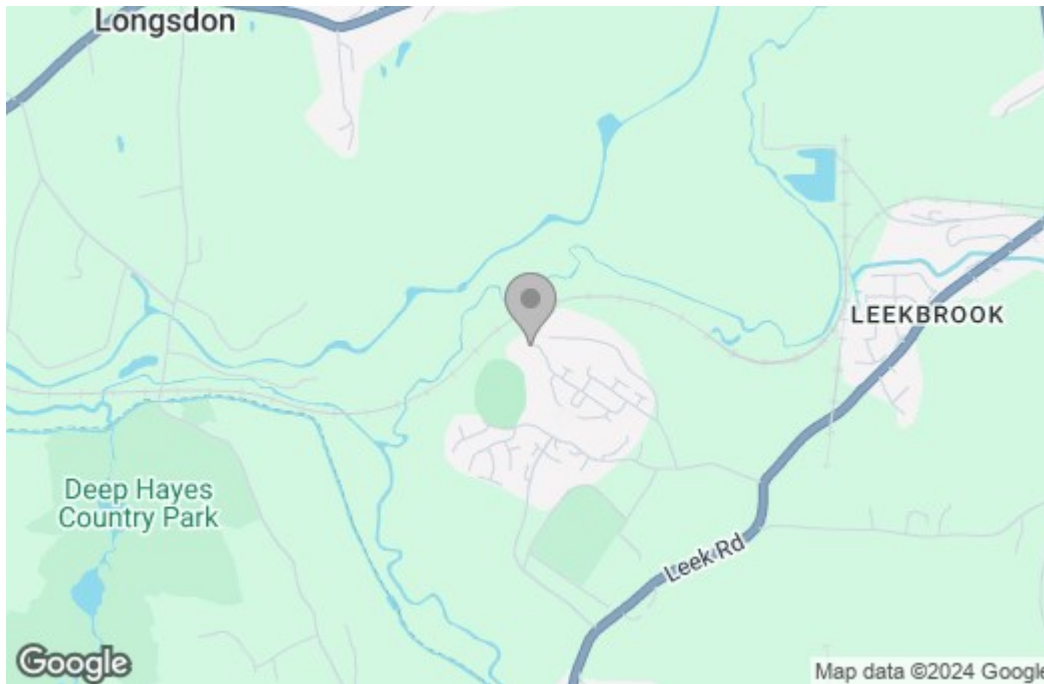
**Outbuilding**  
Floor area 51.3 m<sup>2</sup> (553 sq.ft.)

**TOTAL: 242.9 m<sup>2</sup> (2,615 sq.ft.)**

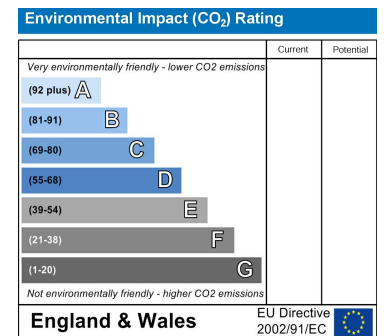
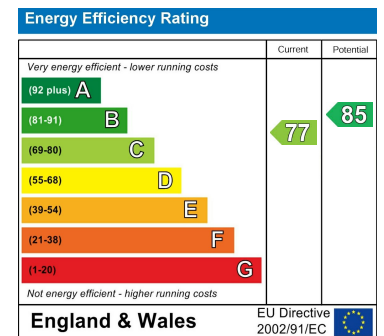
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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