



31 Woodlands Avenue, Cheddleton, Leek, ST13 7BY

Offers in the region of £250,000

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

Welcome to Woodlands Avenue, a stunning newly renovated two-bedroom bungalow that offers a perfect blend of modern living and comfort. Finished to an exceptionally high standard throughout, this home is ideal for those seeking a stylish and low-maintenance property in a peaceful location with beautiful gardens to the front and rear.

Denise White Estate Agents Comments

Cheddleton is an ancient parish and village set in the Staffordshire Moorlands, and here is where you'll find Woodlands Avenue - a property that has been finely renovated from top to bottom leaving no stone left unturned. This property is conveniently located within reaching distance to great local amenities while still providing that popular rural 'feeling'.

Upon entering Woodlands Avenue, you'll be greeted by an inviting entrance hall leading you through to a spacious lounge, designed for relaxation and entertaining, with plenty of natural light flowing through large windows and a log burner to light on those cosy winter nights. Continue through to find a modern kitchen that is sleek and functional, fitted with high-quality appliances and complemented by a convenient separate utility area for added practicality.

Walk down the hall and find the two generously sized double bedrooms, of which provide ample space for rest, each offering a tranquil retreat from the day's hustle and bustle. To finish the interior, the newly fitted shower room boasts contemporary finishes and fixtures, providing a luxurious and refreshing space to start or end your day.

Outside, the property benefits from a beautiful rear garden, perfect for outdoor dining or simply enjoying the fresh air with an array of colourful plants, shrubs, slate walkways and a lawn area - all landscaped beautifully and privately enclosed with wooden fencing. To the front, a black ice stone covered driveway providing parking for multiple cars and easy to maintain borders.

This stunning bungalow on Woodlands Avenue is move-in ready and sure to impress those looking for quality and style in a sought-after location. Don't miss out on the opportunity to make this exceptional property your new home!

Entrance Porch

4'3" x 2'4" (1.30 x 0.72)

uPVC front door, vinyl covered flooring.

Hallyway

8'7" x 13'5" max (2.64 x 4.10 max)

Carpet flooring and radiator fitted to wall.

Lounge

11'10" x 16'6" (3.63 x 5.03)



Double glazed window, carpet flooring, inset log burner set on a stone hearth within a fireplace featuring a stone backdrop and oak mantle and radiator fitted to wall.

Kitchen

8'5" x 10'10" (2.58 x 3.32)



Double glazed window, oak effect luxury vinyl flooring, radiator fitted to wall and matching wall and base kitchen units with integrated oven and ceramic four ring hob with splash back and extractor, sink with stainless steel drainage board and mixer tap,

Utility Room

8'5" x 4'7" (2.58 x 1.41)



Double glazed windows to three sides, door opening out into the rear garden and wooden countertop space.

Bedroom One

11'11" x 10'11" (3.65 x 3.33)



Double glazed window, radiator fitted to wall and carpet flooring.

Bedroom Two

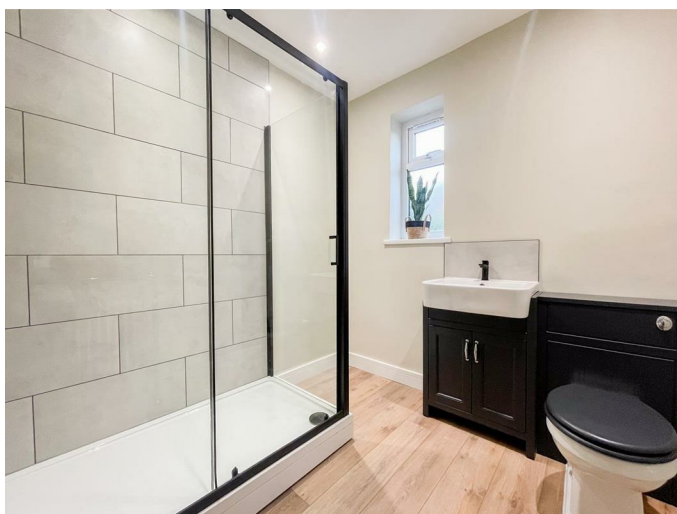
10'11" x 9'10" (3.33 x 3.02)



Double glazed window, radiator fitted to wall and carpet flooring.

Shower Room

7'2" x 7'3" (2.20 x 2.21)



Double glazed obscure window, oak effect luxury vinyl flooring, modern bathroom suite consisting of fully enclosed double shower cubicle with sliding glass door, rainfall shower and hand held attachment, vanity unit with sink and W.C, towel radiator fitted to wall.

Garage



Single garage, electric roller shutter door and access through additional door to the rear.

Exterior



To the front, a small brick wall and iron gates providing access to a black ice stone laid driveway providing parking, some small established trees. To the rear, a landscaped garden with slate walkways leading to a small pond, lawn, flower borders all enclosed with wooden fencing.

Solar Panels

Solar panels are installed to the roof - the new owner of the property can take out a contract with their chosen supplier, from which they can use the power, and the remaining energy is sold back to the Grid.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

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.

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!



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



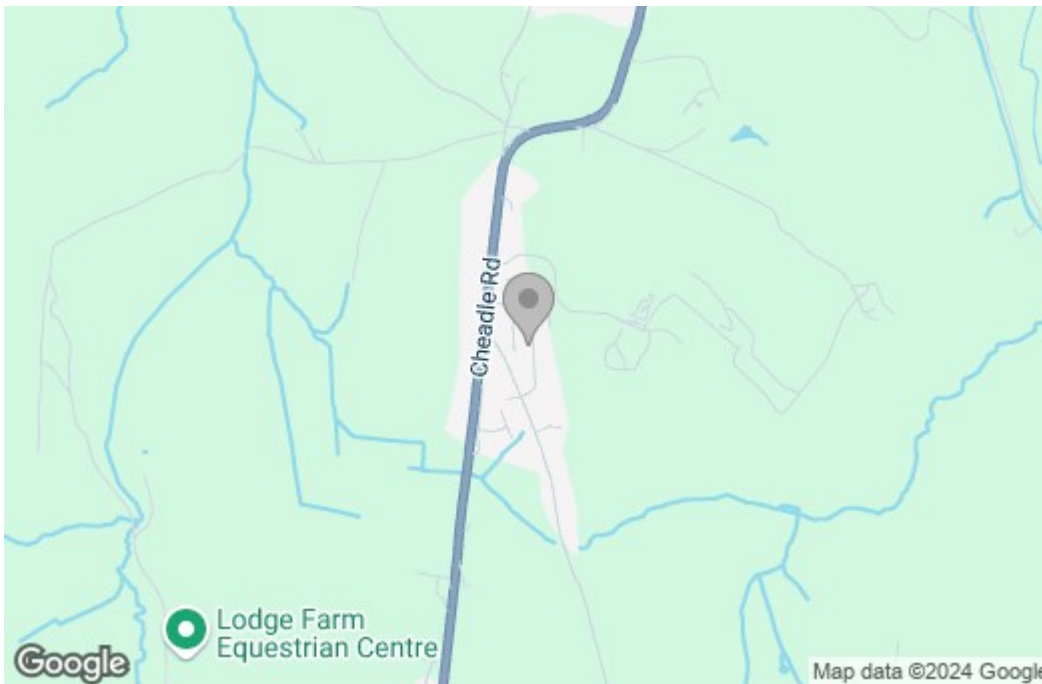
Floor Plan
Floor area 82.6 m² (889 sq.ft.)

TOTAL: 82.6 m² (889 sq.ft.)

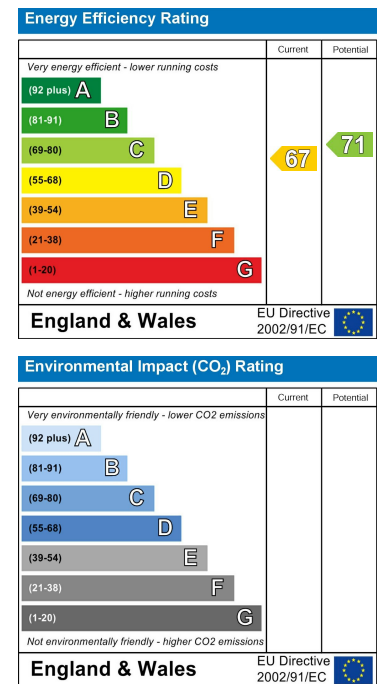
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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