



**1 Cheddleton Park Avenue, Leek, ST13 7NS**

**Asking price £475,000**

An outstanding detached home situated on a large corner plot showcasing spacious and flexible living accommodation. Situated within a popular residential area of the village of Cheddleton, this four bedroom property has been well-maintained and enjoys beautiful views of the surrounding countryside.

### Denise White Estate Agents Comments

A spacious and well-maintained versatile home situated on an immaculate and substantial plot on a sought-after street within the heart of Cheddleton. Located a stone's throw from popular village pubs, Ashcombe cricket grounds, a village shop and the Cauldon canal providing lovely country walks.

The property itself provides spacious accommodation across one floor ideal for mature vendors who still require lots of space. There is a paved pathway leading to the front of the home. Upon entering, there is a large entrance hall with built in cloak room as well as a WC perfect for accommodating visitors. To the left is a neutrally decorated living room with a beautiful outlook to the front aspect. Sliding doors provide access to a private terrace which creates a perfect seating area to relax and enjoy the surrounding green scenery. An open arch way leads through to a separate dining room, perfect for more formal dining. To the rear of the home is a well appointed kitchen with integrated appliances, granite work surfaces and breakfast bar. This opens on to a large conservatory which is enhanced by the extensive plot behind. French doors provide direct access onto the rear patio perfect for indoor outdoor living in the summer months.

The sleeping quarters boast three double bedrooms, the largest of which is situated at the front of the home and features a range of built in wardrobes and an ensuite bathroom. There are two further double bedrooms located at the rear of the home and enjoying views of the rear garden. There is also a fourth room which would be utilised as a single bedroom or office space. A large bathroom is neutrally decorated and currently features a large walk in shower but could easily accommodate a bath.

Externally is where the property excels with a large wrap around plot. A low maintenance tarmac driveway provides ample off road parking and leads to a double garage. The rear and side gardens are largely lawned with well maintained

borders.

Overall, this well-kept detached home situated on a tremendous corner plot provides a rare opportunity to acquire a large property which enjoys a range of local amenities and wide open spaces.

### 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.

### Entrance Porch

Fitted carpet. Composite door to the front aspect. Coving. Ceiling light. Access into:-

### Entrance Hall



Fitted carpet. Wall mounted radiator. Large cloakroom storage. Coving. Two ceiling roses with ceiling lights.

### Living Room

12'7" x 18'1" (3.84 x 5.52)



Fitted carpet. Two wall mounted radiators. UPVC double glazed window to the front aspect. French doors to the side aspect onto terrace. Gas fire. Coving. Ceiling rose. Ceiling light.

### Dining Room

11'10" x 9'8" (3.62 x 2.96)



Fitted carpet. Wall mounted radiator. Two UPVC double glazed windows to the side and front aspect. Coving. Ceiling rose. Ceiling light.

### Conservatory

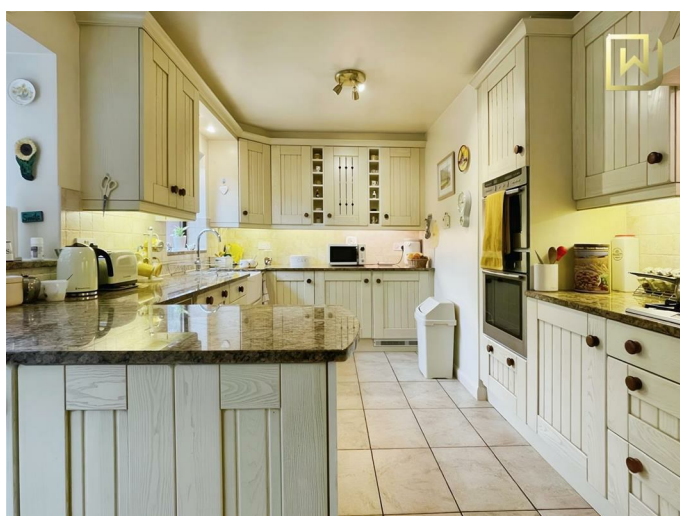
12'9" x 15'1" (3.89 x 4.60)



Continued tiled flooring with underfloor heating. UPVC double glazed windows to the side and rear aspect. French doors to the side aspect. Ceiling lights.

### Kitchen

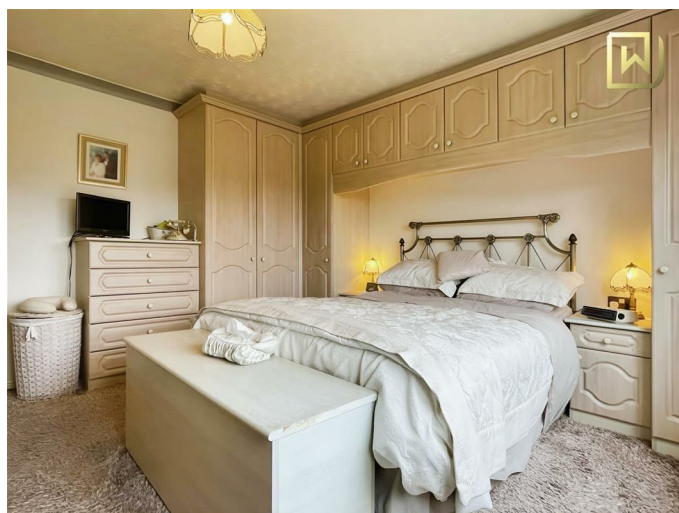
9'7" max x 18'4" (2.94 max x 5.61)



Tiled flooring. Range of wall and base units with granite work surfaces above. Integrated dishwasher, washing machine, dryer, split oven with microwave, gas hob with extractor above, Belfast sink with mixer tap above. UPVC double glazed window to the rear aspect. Space for fridge freezer. Two ceiling lights.

### Bedroom One

13'9" x 12'5" (4.20 x 3.81)



Fitted carpet. Wall mounted radiator. A range of built-in wardrobes, drawers and vanity unit. UPVC double glazed window to the front aspect. Coving. Ceiling light. Access into:-

### Ensuite

9'1" x 5'8" (2.77 x 1.74)



Tiled flooring. Low-level WC. Fitted bath with shower above. Pedestal wash handbasin. Wall mounted radiator. Obscure UPVC double glazed window to the front aspect. Spotlights.

### Bedroom Two

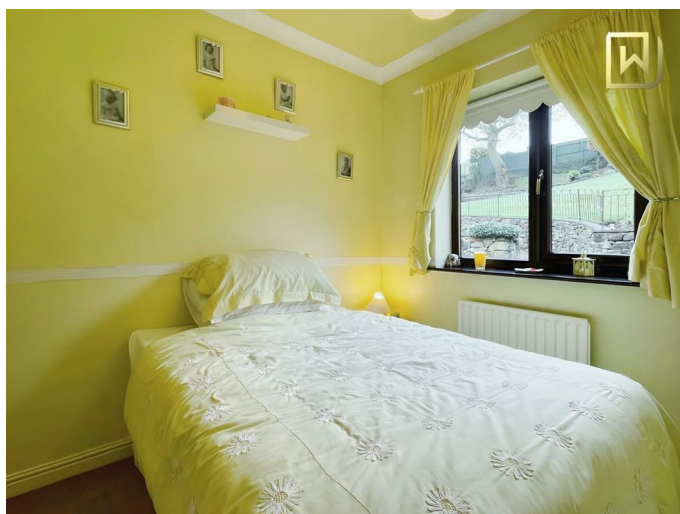
14'0" x 8'9" (4.28 x 2.67)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Coving. Ceiling light.

### Bedroom Three

7'9" x 10'4" (2.37 x 3.16)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Coving. Ceiling light.

### Study/Bedroom Four

9'1" x 6'8" (2.78 x 2.05)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Coving..

### Bathroom

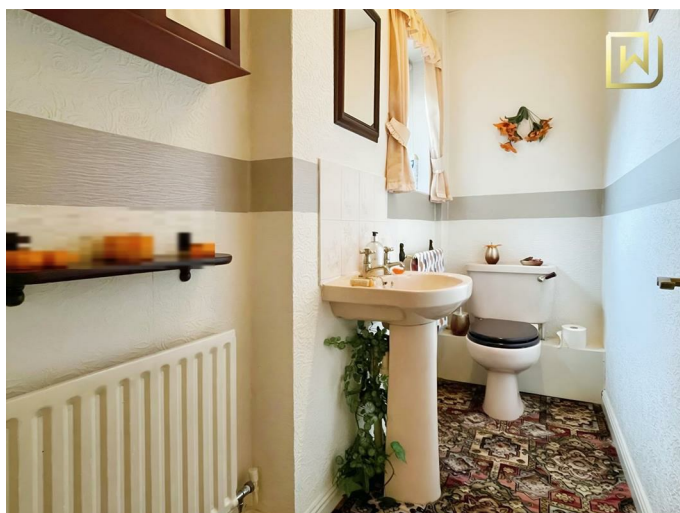
10'4" x 5'10" (3.16 x 1.78)



Tiled flooring. Tiled walls. Vanity unit incorporating sink and low-level WC. Walking shower. Obscured UPVC double glazed window to the rear aspect. Wall mounted ladder style towel rail. Inset spotlights.

## WC

3'8" x 8'7" (1.13 x 2.63)



Fitted carpet. Wall mounted radiator. Pedestal wash hand basin. Low level WC. Obscured UPVC double glazed window to the side aspect. Ceiling light.

## Garage



Up and over door to the front aspect. Power and lighting.

## Outside



To the front of the property is a tarmac driveway which leads to a double garage. A paved pathway leads to the front door with a large border softening the bungalow into its surroundings. To the side of the property is a large lawn surrounded by a stone wall. To the rear of the home is a large patio area which can be accessed via french doors from the conservatory. There is also a large shed handy for storage. A path leads passed a large well stocked border to a large raised lawn area enclosed by mature hedges and fencing.

## 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



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and 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 advise.

### 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 138.6 m<sup>2</sup> (1,492 sq.ft.)

TOTAL: 138.6 m<sup>2</sup> (1,492 sq.ft.)

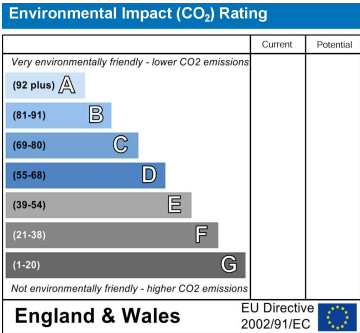
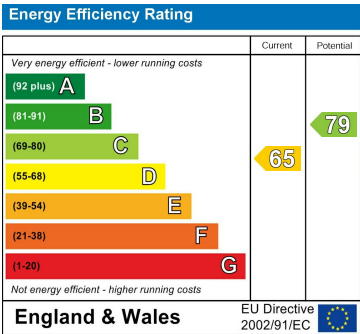
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.