



100 Cheadle Road, Cheddleton, ST13 7HW

Offers in excess of £435,000

"The colours and design of a home should be a reflection of the people who live in it" Amy Wax

Discover a stunning property that perfectly reflects the vibrant spirit of its family! From captivating interior design that draws your eye at every turn to a sprawling back garden featuring an outdoor kitchen, inviting seating areas, raised beds and a charming summer house, this home offers an enchanting blend of beauty and functionality. Ideal for garden enthusiasts and families alike, it's a true oasis for relaxation and celebration !

Denise White Estate Agents Comments



This semi-detached Edwardian property in the village of Cheddleton is truly a gem, offering an exceptional family home with a blend of historic charm and modern elegance. Built in 1906 by the reputable John Fielding & Sons, the house retains many original features while showcasing beautiful interior design.

Key highlights include three spacious reception rooms, a dining kitchen, and a bespoke period conservatory, making it perfect for family gatherings. The layout also features three double bedrooms, with the main bedroom enjoying its own en-suite, along with a large family bathroom with a heritage style suite.

The stunning rear garden, extending approximately 150 feet, boasts a well-maintained lawn, display borders, and a charming summer house, creating an ideal space for outdoor activities, hobbies, work area and relaxation.

Additional conveniences include a cobbled driveway with gates, providing ample off-street parking along with a detached double garage (17'8 x 13'10). This is a rare opportunity to own a unique property in a desirable location

Location

Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and

Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and restaurants. Cheddleton is also home to a number of community groups and organizations, including a cricket club, a bowls club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks and hikes in the surrounding countryside, including the Churnet Valley Way, a 10-mile walking trail that follows the River Churnet through the Staffordshire Moorlands.

Dining Room

14'11" x 11'0" max (4.57 x 3.36 max)

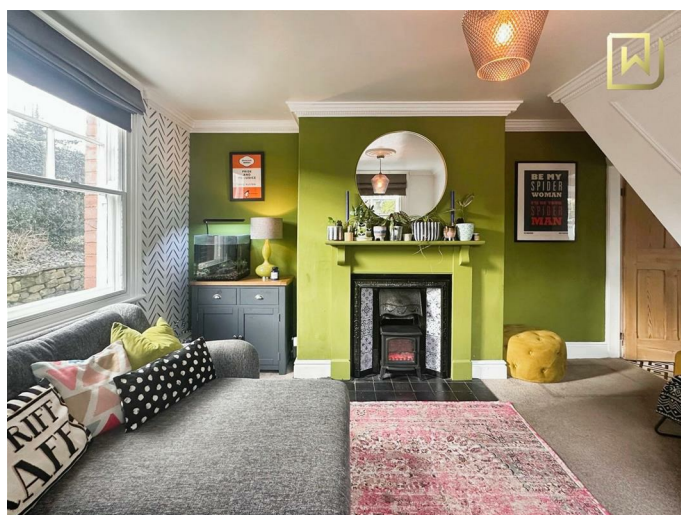


Access to stairs leading to first floor accommodation. Ceiling light, ceiling rose and

coving to the ceiling. Double doors with genuine Pilkington acid etched glass leading to family room and conservatory. Sash windows overhauled and double insulated. Feature cast iron surround and working chimney for gas or coal fuels. Radiator with period cover.

Lounge

12'9" x 14'1" max (3.91 x 4.31 max)



Entered from the dining room and kitchen. Fitted Carpet. Wall mounted radiator. Feature cast iron fire place with surround and working chimney for gas or coal. Sash windows overhauled and double insulated. Ceiling light. Period architraves, skirting.

Sitting Room

9'9" x 11'3" max (2.99 x 3.43 max)



Wooden flooring. Wall mounted radiator. Built in cupboard storage. Access into kitchen. Open plan

into conservatory. Ceiling light, coving and ceiling rose. Coloured and Pilkington etched glass window and door to kitchen. Period architraves and skirting.

Conservatory

13'1" x 10'0" max (3.99 x 3.07 max)



Hardwood sat on local Hollington stone sills complimenting the main residence. Period pitch pine tongue and groove flooring and architraves. Hard wood rear entrance door with leaded stained glass lights with porch over. Self cleaning thermally insulated Pilkington 'Activ Blue' roof double glazing with Coalbrookdale cast iron guttering and dentil moulding. Period light fittings and ceiling fan.

Kitchen

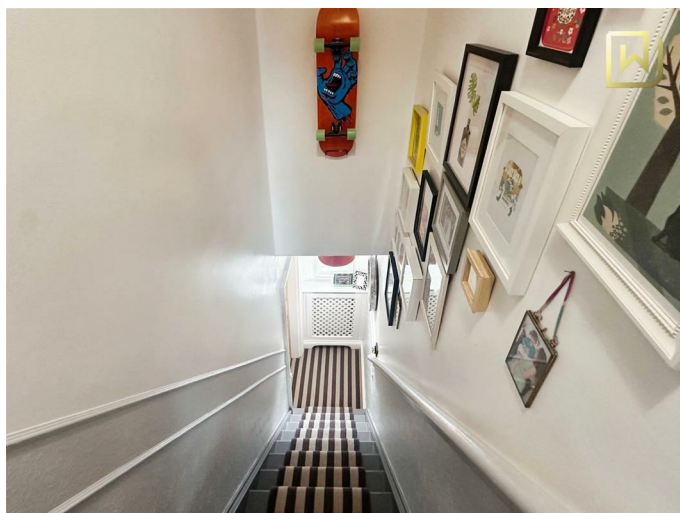
14'2" x 11'6" max (4.33 x 3.51 max)



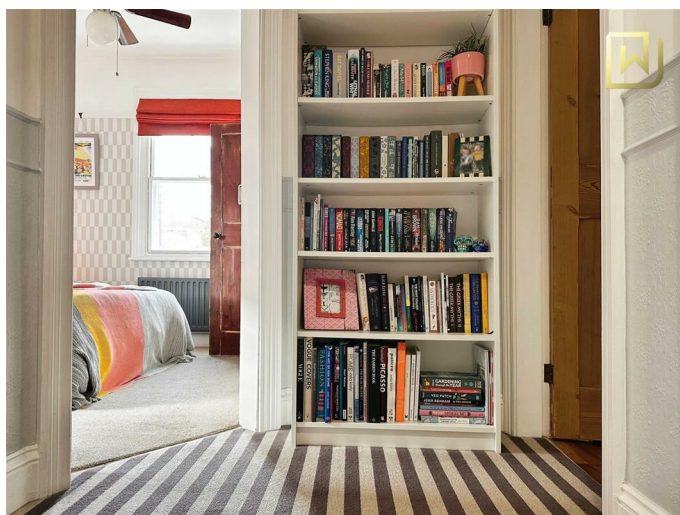
Tiled flooring. Wall mounted radiator. Range of wall and base units with work surfaces over.

Drainer style sink unit. BeeGo electric oven and gas hob. Space for American style fridge freezer. Plumbing for washing machine and space for a dryer. UPVC double glazed windows to the rear and side aspects. Ceiling lights. Period pitch pine architraves and doors. Butlers bell panel. Services cupboard : within gas fired central heating boiler, electrical consumer unit and controls.

First Floor Accommodation



Landing



Access to the first floor accommodation - bedrooms and bathroom.

Bedroom One

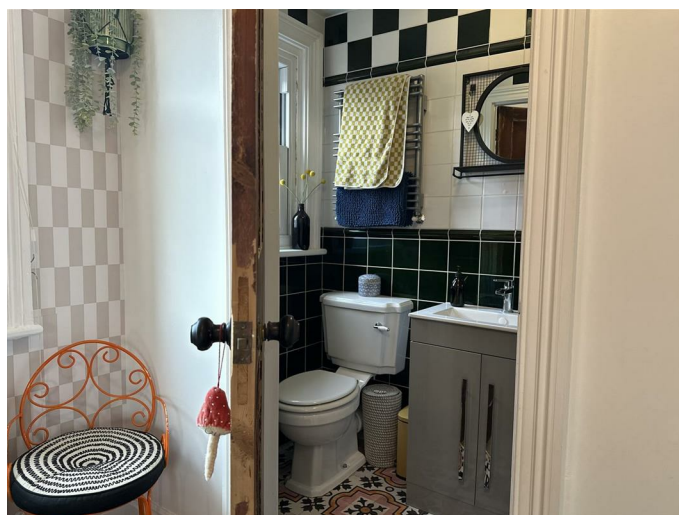
11'9" x 10'4" max (3.59 x 3.15 max)



Period door, architraves and skirtings, picture rails, ceiling rose moulding, cast iron fireplace surround. Fitted wardrobe and airing cupboard. Light fittings with ceiling fan. Sash windows overhauled and double insulated. Radiator, fitted carpet, access to the en-suite.

En Suite

7'5" x 3'5" (2.28 x 1.06)



Fitted with a suite comprising; WC. Wash hand basin with storage underneath. Rain style shower. Heated towel rail. Half obscured UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two

12'9" x 14'3" max (3.91 x 4.35 max)



High ceiling, Edwardian door, architraves and skirtings, ceiling rose, cast iron fire place Built-in wardrobe with Edwardian doors. Light fittings with ceiling fan. Sash windows overhauled and triple insulated to front aspect. Radiator, fitted carpet.

Bedroom Three

10'0" x 11'11" max (3.05 x 3.65 max)



Wooden Flooring. Wall mounted radiator. Fireplace with tile hearth and surround. Built in storage units. UPVC double glazed window to the front aspect. Ceiling light.

Bathroom

11'5" x 9'8" (3.49 x 2.96)



Most generously sized tiled throughout with 'Amtico' American Cherry flooring. Period door and architraves with ceiling rose moulding. Back to wall bath and sink unit with feature mirrors and lighting over. Heritage style W.C. Light fittings. Double glazed picture window with shutters. Period radiator.

Summerhouse

16 x 10 (4.88m x 3.05m)



A bespoke high quality period design. Pitch pine boarded floor insulated to wall and roof laid to cedar shingle with 'cast style' guttering to eaves and rainwater butt to rear. Complete with lighting, power and sockets. Remotely controlled underfloor Eco climate control heating system.

Glasshouse

8 x * (2.44m x *)

A bespoke period design with self clean toughened glazing complete with lighting and underfloor Eco climate control heating system.

Brick and Tile Store

Ready for W.C and hand basin connection.

Garden Shed

7 x 5 (2.13m x 1.52m)

Garage

Brick and tile construction in keeping with the main residence approached by generous length cobblestone driveway. Traditional top hung sliding doors with 5 lever mortice locks and attic storage space above. Multiple power sockets. Fixed double glazed windows to the rear.

Garden



A delightful sizeable established plot with an outdoor kitchen and various seating areas. There are raised beds suitable for vegetables. Outdoor power and water supplies.

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.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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.

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.

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 Need 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.

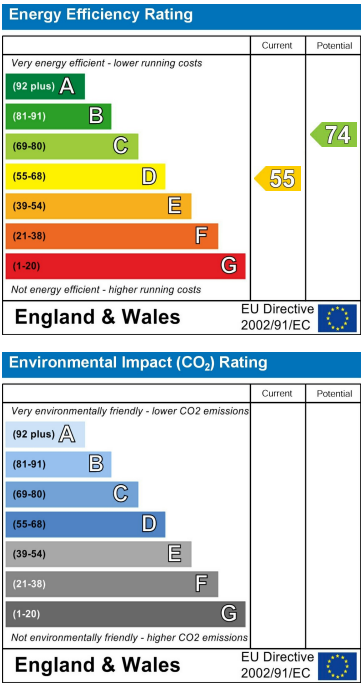
Floor Plan



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.