



## **Plot 47 Churchill Road, Cecilly Mills, Cheadle, ST10 1BS**

**Asking price £245,000**

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

"Why buy a new home? Investing in a new home offers countless benefits: modern amenities, energy-efficient designs, improved comfort, and enhanced living spaces. Plus, it's an opportunity to create a fresh start and build lifelong memories. Make your dream home a reality today! With cash back incentives from the developer to the buyer subject to completion.

## Denise White's Estate Agents Comments

LAST PLOT REMAINING!

DEVELOPER OFFERING £10,000 CASH BACK INCENTIVE TO BUYER COMPLETING BEFORE 20TH JUNE 2025.

This is three bedroom detached residence is a stunning new build constructed by Bellway Homes, offering high-quality craftsmanship and modern features. Situated on the outskirts of the charming market town of Cheadle and close to some breathtaking open countryside, providing an idyllic setting for residents to enjoy.

Upon entering the property, you are greeted by a spacious open-plan reception room, featuring adequate lounge and dining space with French doors leading out to the rear garden. The modern kitchen boasts sleek appliances with a range of wall and base units with countertops, making it a dream for those who love to cooking.

This home offers three bedrooms, perfect for families, couples, or active retirees. Bedroom One is a spacious double bedroom with the added convenience of an en-suite shower room.. Bedroom two is a comfortable double bedroom, while bedroom three offers ample space for various needs.

The property also includes a main bathroom, providing additional convenience for residents.

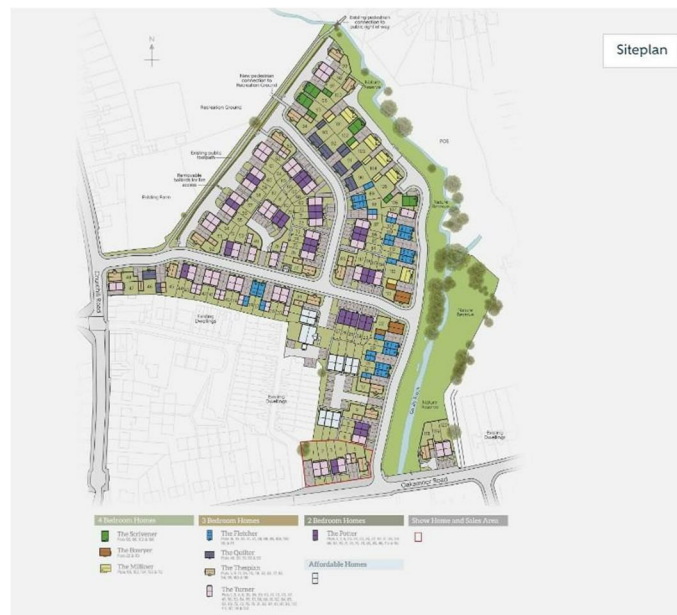
Outside there is ample parking for two vehicles provided by the driveway with an enclosed garden to the rear.

Nestled within a new build development, this property benefits from excellent transport links, nearby schools, local amenities, green spaces, and walking routes, ensuring a desirable and convenient lifestyle for its occupants. The strong local community adds to the charm of this location.

In summary, this home is a true gem. With its immaculate condition, modern features, and a desirable location, it presents an incredible

opportunity for those seeking a comfortable and stylish home. Don't miss the chance to make this property your own and enjoy the best of suburban living.

## Location



Cecilly Mills is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from the development include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50. Located at the heart of the Staffordshire Moorlands nearby Cheadle is just a 5 minute drive from Cecilly Mills.

This picturesque market town with its many historic buildings and features offers all the amenities you would expect. The town boasts many independent shops including a traditional butcher, baker, jeweller,



bespoke gift shops and craft shops. In addition there are many cafés and restaurants offering a warm welcome.

Locally, Cheadle Park is a must-visit for families with children. The park caters for all ages with an enclosed play area for under 5's and a more adventurous open site for older children including a zip wire and skate park. The large grassed playing fields are perfect for ball games and picnics. Cheadle, the gateway to the beautiful Churnet Valley with its amazing canal and river walks, is surrounded by countryside and presents fantastic opportunities for nature lovers. Hawksmoor ancient woodland is an excellent place to spot wildlife whilst the wild flowers of Gibbriding Wood have attracted artists and photographers, eager to capture their beauty.

Further entertainment and shopping opportunities can be explored in Stoke-on-Trent, approximately 20 minutes drive from Cecilly Mills. From pottery to performing arts, Stoke-on-Trent is home to world class attractions including museums, glorious gardens and the UK's only monkey forest. The World of Wedgwood is a unique visitor experience celebrating the best of British design heritage. The Trentham Estate is the perfect place for a family day out. Home to award-winning gardens, scenic lake, adventure playground and shopping village, it offers something for everyone. For evening entertainment, Stoke-on-Trent's cultural quarter comes alive with opera, west end productions and live comedians performing in the Regent Theatre and Victoria Hall. Live music is on offer at a number of venues throughout the city.

Families are well catered for at Cecilly Mills. There are a number of primary schools in the local area, all less than a 10 minute drive from the development with St Giles Catholic Primary located just 1 mile from Cecilly Mills. In addition, secondary education is provided for by The Cheadle Academy, just 5 minutes drive from the development, with further schools and academies located within a 15 minute drive of home.

## Cecilly Mills Development



Cecilly Mills is a development of new homes in Cheadle, situated less than 15 minutes' walk from the centre of the market town. With 2, 3, and 4-bedroom homes on offer, this development will appeal to first-time buyers, families, and commuters looking to travel into nearby Derby and Stoke-on-Trent. Built across a variety of styles to the high Bellway standard, these homes present a variety of design features including open plan living spaces, contemporary fitted kitchens, bathrooms and en-suite bathrooms in addition to garages or allocated parking.

## About Bellway Homes

Bellway Homes is a UK-based residential property developer. It is one of the largest housebuilding companies in the country, specializing in the construction of new homes. Bellway Homes operates in various regions across the UK, offering a range of properties from apartments to detached houses. They have been in operation for over 70 years and have built a reputation for

quality and customer satisfaction.

Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process. They create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy. Bellway's high standards are reflected in our dedication to customer service and they believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

### Entrance Hall

### Living Dining Room

18'9" x 15'3" (5.72 x 4.66)



### Kitchen

10'4" x 6'5" (3.15 x 1.96)



### Cloakroom



### First Floor Accommodation



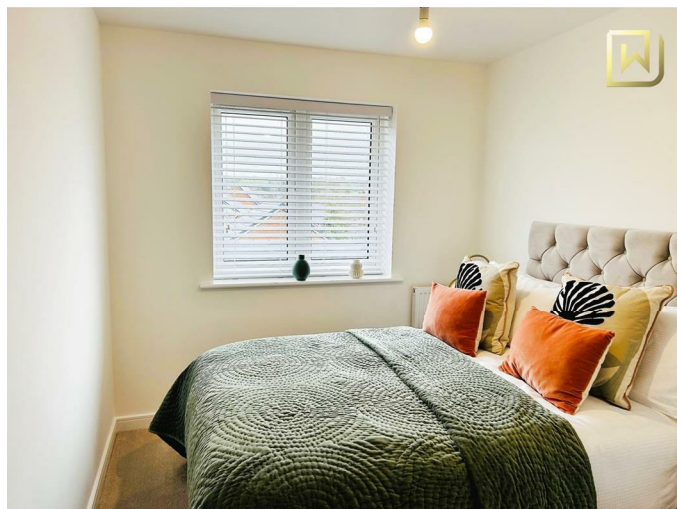
### Bedroom One

13'7" x 11'3" (4.16 x 3.45)

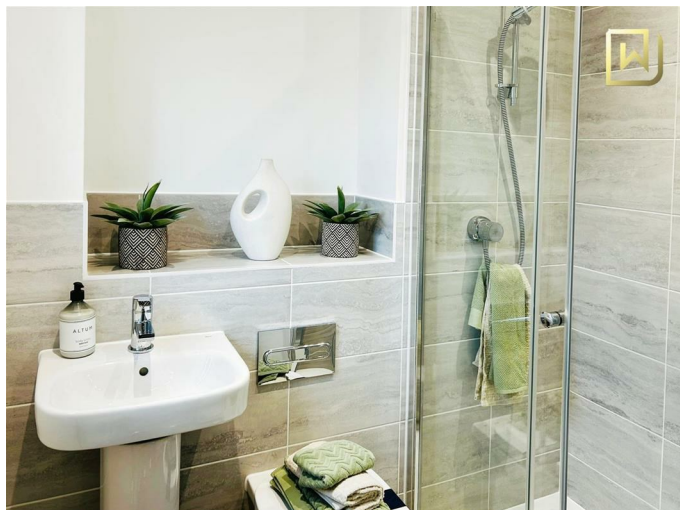


### Bedroom Two

11'5" x 7'1" (3.48 x 2.16)

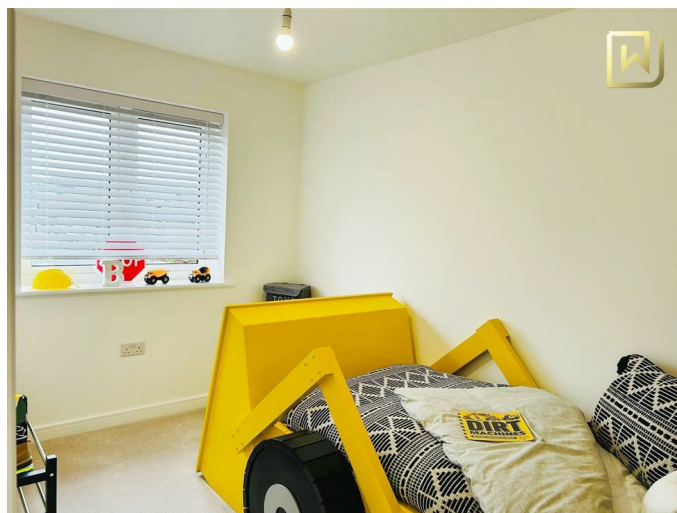


### En-Suite Shower Room



### Bedroom Three

11'6" x 8'0" (3.51m x 2.44m)



## Family Bathroom



## Outside



There is ample parking for two cars provided by the driveway and then an enclosed turfed garden to the rear.

## Agents Notes

Freehold

Management/Estate Charge: £158 (estimated)

We would expect approx £950 - £1000 pcm rental income to be achieved at this property.

Please speak with our team for more details.

921 sq.ft

Council Tax Band: B

**\*\* ALL INCENTIVES AND RESERVATIONS ARE SUBJECT TO BELLWAY AGREEMENT AND ARRANGEMENT**

## Features

Open-plan living and dining area  
Zanussi oven, gas hob and hood to kitchen  
Stainless steel splashback  
Roca sanitaryware to bathroom  
Wall tiles to bathroom  
Chrome brassware  
En suite to bedroom 1  
Elegant French doors to rear garden  
External tap  
10-year NHBC warranty

## New Homes Quality Code



Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.

## 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 White is the director of Denise White Bespoke Estate agents and has worked in the local area since 1999. Denise lives locally and 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.

### House To Sell?

Please get in touch and we can talk you through the options available to you when wanting to sell to buy a new build property.

### Thinking of Renting?

If you are thinking of renting a home out then please do get in touch and we can discuss the current rental market with you, the rent you could achieve and the services we offer in our rental department.

## 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.

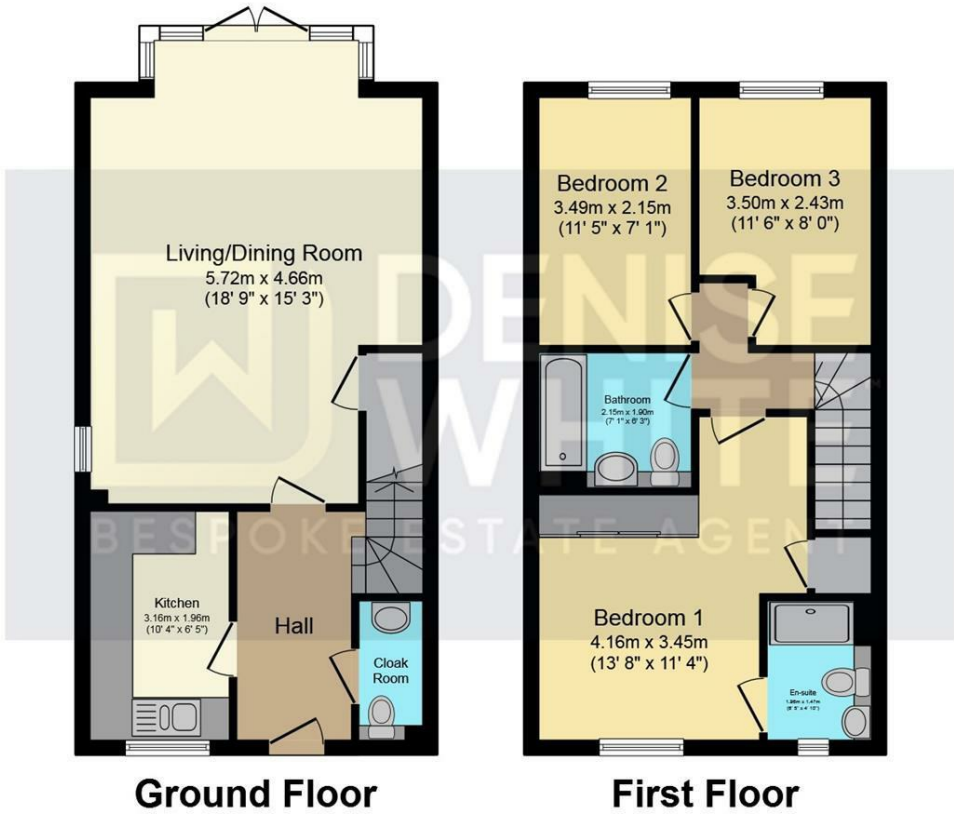
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette,

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.

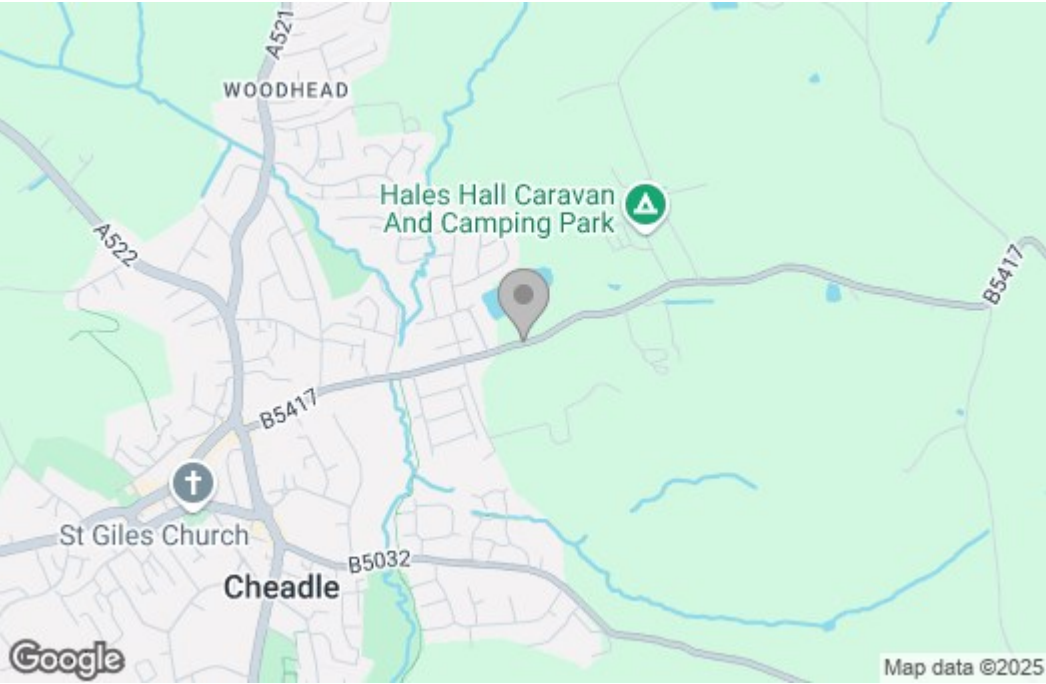


Floor Plan

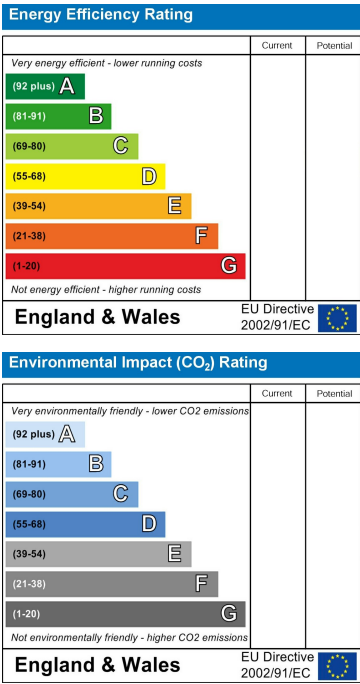


Total floor area 86.9 m² (936 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 firms employment has the authority to make or give any representation or warranty in respect of the property.