



39 Cheddleton Park Avenue, Leek, ST13 7NS

Offers over £450,000

'Homes are for families and you have to make sure you design for the family, not just one person.' – Tony Fadell

This beautifully presented detached property is perfect for those in search of a forever home in a well established residential area. With four double bedrooms, extended living accommodation, and in range of local amenities and open green spaces, this impressive residence is perfect for those looking to blend modern living in a semi rural location.

Denise White Estate Agents Comments

In the highly sought-after residential area of Cheddleton Park Avenue, this executive-style four-bedroom detached home offers immaculate and spacious accommodation, making it the perfect long-term residence for growing families.

Upon entering, you are welcomed by a generous entrance hall that sets the tone for the rest of the home. The large lounge diner features a charming bay window that floods the space with natural light, complemented by a cosy log burner, creating an inviting atmosphere for relaxation and gatherings. French doors from the dining area lead into a bright and airy sunroom, adorned with engineered oak flooring, which provides direct access to the enclosed rear garden—an ideal setting for entertaining friends and family.

The kitchen boasts traditional shaker-style cabinets topped with elegant granite work surfaces and offers a pleasant view of the rear garden. For added convenience, the ground floor also includes an office space, a stylish downstairs WC with tongue and groove panelling, and a practical utility room. The majority of the ground floor features an attractive herringbone-style flooring, adding a touch of sophistication throughout.

Ascending to the first floor, you will find four well-proportioned bedrooms, each equipped with built-in wardrobes. The main bedroom is a standout feature, complete with a modern ensuite shower room for added privacy. A well-appointed family bathroom serves the remaining bedrooms, ensuring ample facilities for family and guests alike.

Externally, the property benefits from off-road parking at the front, accommodating multiple vehicles and leading to an integral garage. Notably, part of the garage has been cleverly sectioned off to provide a useful workshop area, perfect for DIY enthusiasts or additional storage.

The rear garden features a spacious patio area accessible from both the sunroom and a door from the utility room. Beyond the patio, two tiers of

lawned space create a wonderful environment for children to roam and play freely, ensuring that outdoor activities can be enjoyed to the fullest.

This stunning property combines elegance, functionality, and a family-friendly layout, making it a remarkable choice for those seeking a long-term home in a desirable neighbourhood.

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.

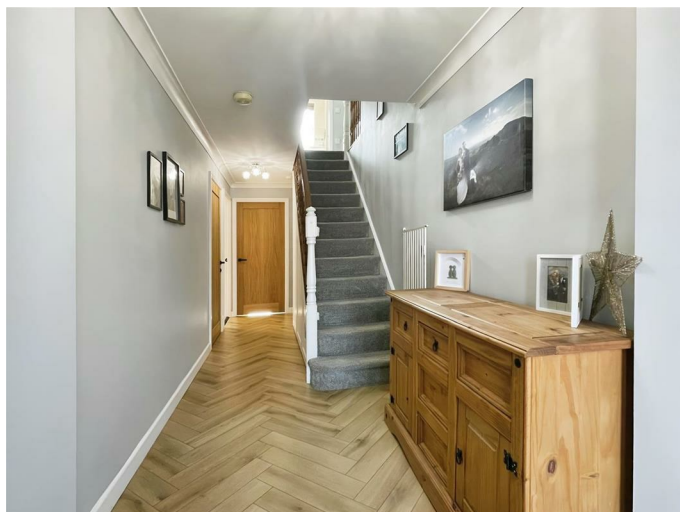
Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church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

Entrance Hall

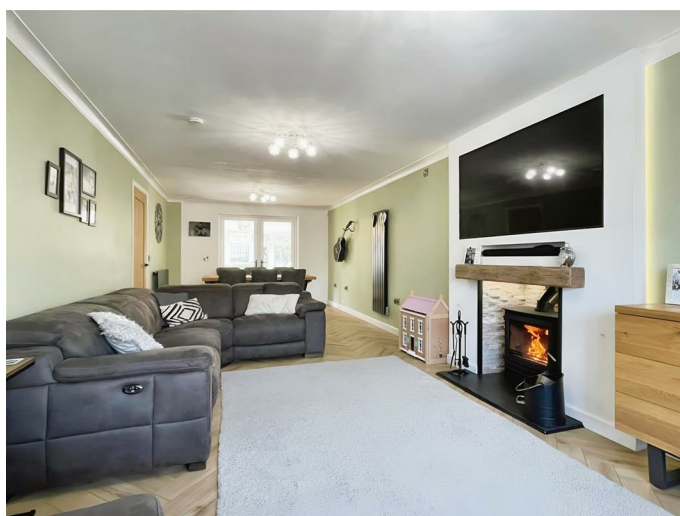
6'1" x 21'2" (1.86 x 6.46)



Herringbone style flooring. Composite door to the front aspect. Wall mounted radiator. Stairs to the first floor accommodation. Understairs storage solutions. Two ceiling lights. Coving.

Lounge Diner

11'3" x 28'4" (3.44 x 8.64)



Herringbone style flooring. Three wall mounted radiators. Log burner. UPVC double glazed window to the front aspect. Media wall. French doors into sunroom. Three ceiling lights. Coving.

Sun room

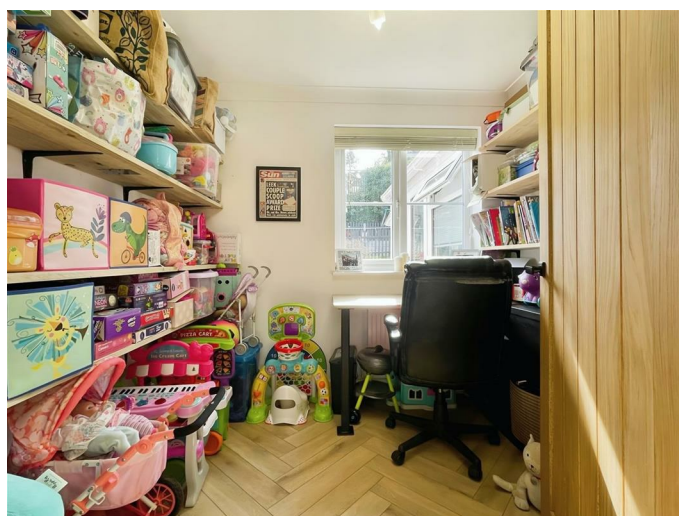
13'8" x 12'6" (4.19 x 3.82)



Engineered oak herringbone style flooring. Wall mounted radiator. UPVC double glazed windows to the rear and side aspect. French doors to the side aspect. Ceiling light.

Office

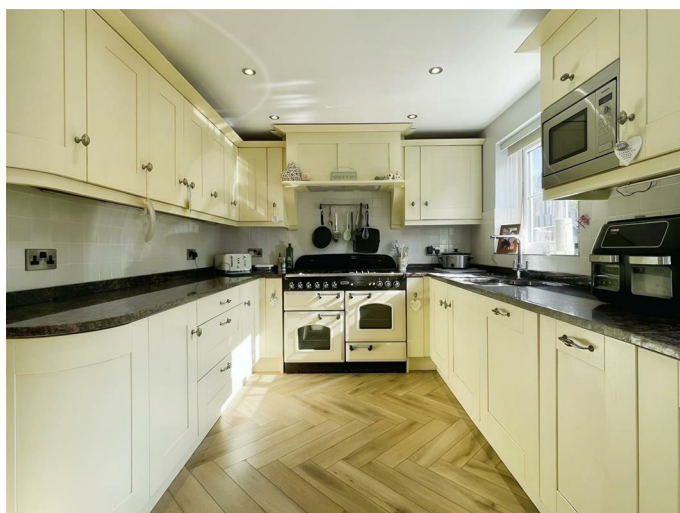
6'11" x 8'2" (2.12 x 2.50)



Continued herringbone style flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Coving. Ceiling light.

Kitchen

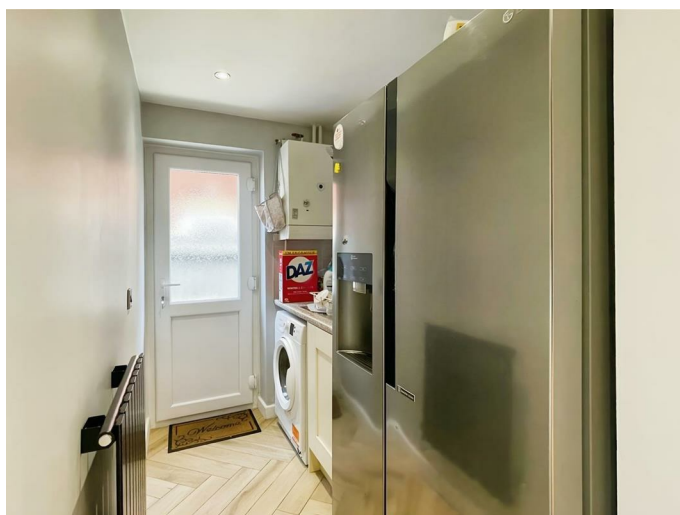
14'5" x 10'1" (4.41 x 3.09)



Continued herringbone style flooring. A range of shaker style wall and base units with granite work surfaces above. Integrated dishwasher, microwave, stainless steel sink unit with mixer tap above. Space for range style cooker. Wall mounted radiator. Two UPVC double glazed windows to the rear aspect. Inset spotlights.

Utility

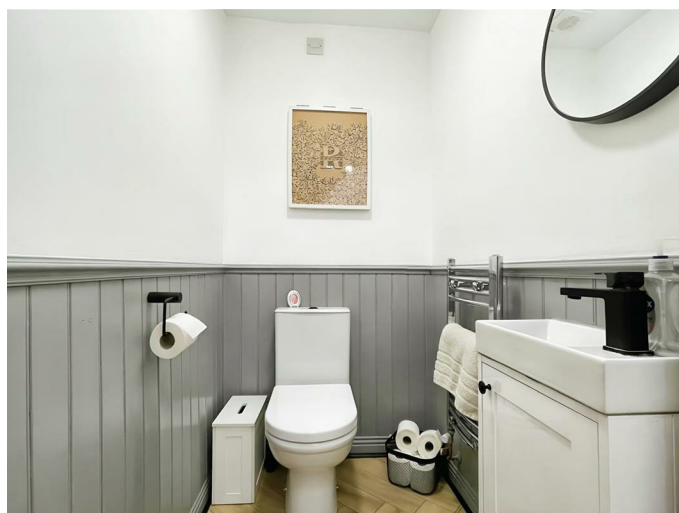
4'9" max x 11'8" max (1.47 max x 3.57 max)



Continued herringbone style flooring. Base unit with laminate worksurface above. Integrated stainless steel sink and drainer unit with mixer tap above. Space for washing machine. Space for American style fridge freezer. Wall mounted boiler. UPVC door to the side aspect. Wall mounted radiator. Inset spotlights. Access into garage.

WC

4'7" x 3'7" (1.41 x 1.10)



Continued herringbone style flooring. Low-level WC. Cloakroom wash handbasin with storage underneath. Wall mounted ladder style towel rail. Tongue and groove panelling. Extractor fan. Ceiling light.

Garage

16'10" x 7'7" (5.15 x 2.33)

Concrete flooring. Open over door to the front aspect. Wall and base units with laminate work surfaces above. Space for condensing dryer. Ceiling light. UPVC door to the side aspect.

Workshop

9'10" x 7'10" (3.01 x 2.40)

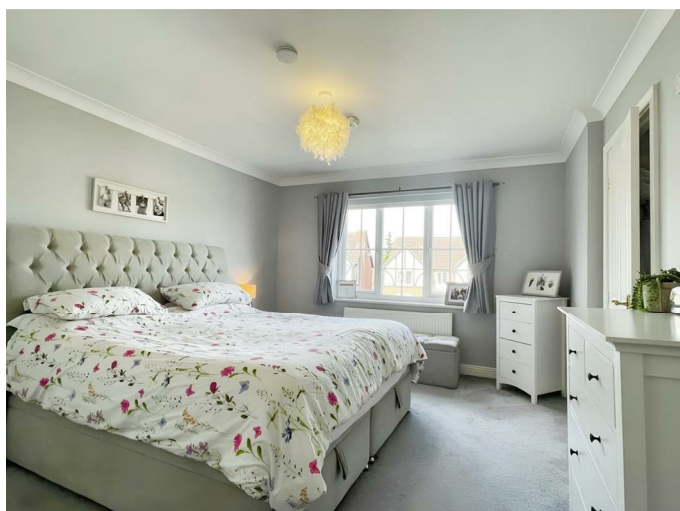
Tiled flooring. Partially tiled walls. Obscured UPVC double glazed window to the side aspect. Electric shower. Two ceiling lights.

First Floor Landing

Fitted carpet. Wall mounted radiator. Ceiling light. Loft access. Coving.

Bedroom One

11'7" x 15'5" max (3.54 x 4.70 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Fitted wardrobes. Ceiling light. Coving. Access into ensuite shower room.

Ensuite

6'0" x 5'2" (1.84 x 1.59)



Tiled flooring. Tiled walls. Low-level WC. Wash handbasin. Walk in shower. Wall mounted ladder style towel rail. Obscured UPVC double glazed window to the front aspect. Extractor fan. Inset spotlights.

Bedroom Two

11'0" max x 13'3" (3.37 max x 4.05)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Fitted wardrobes. Above stairs storage cupboard. Ceiling light. Coving.

Bedroom Three

8'2" x 12'9" max (2.50 x 3.91 max)



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

Bedroom Four

9'7" x 8'5" to wardrobes (2.93 x 2.58 to wardrobes)



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

Bathroom

6'3" x 6'9" (1.92 x 2.07)



Tiled flooring. Tiled walls. Low-level WC. Wash handbasin with storage underneath. Fitted bath with shower above and glass. Shower screen. Wall mounted towel rail. Obscured UPVC double glazed window to the rear aspect. Extractor fan. Inset spotlights.

Outside



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 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.

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.

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



Ground Floor

Floor area 97.2 sq.m. (1,046 sq.ft.)

First Floor

Floor area 66.2 sq.m. (712 sq.ft.)

TOTAL: 163.3 sq.m. (1,758 sq.ft.)

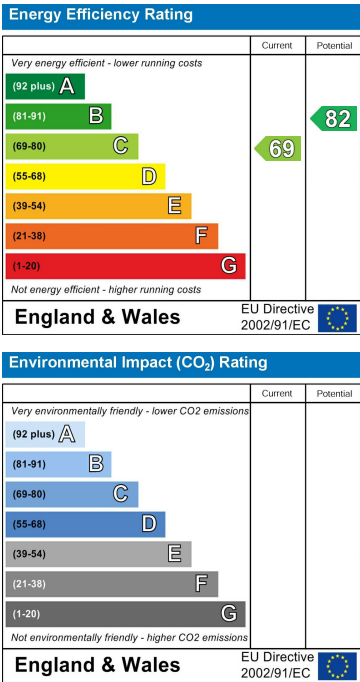
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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