



35 The Avenue, Cheddleton, Leek, Staffordshire, ST13 7JB

Asking price £290,000

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'Good design doesn't date.' - Harry Seidler

Introducing an outstanding three bedroom semi detached home situated in the heart of Cheddleton. A stone's throw from open green spaces, this immaculate home seamlessly combines design and modern family living.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Agent Comments

This stunning three-bedroom semi-detached property has been completely renovated throughout to offer a harmonious blend of open-plan living and impeccable interiors, making it the perfect family home.

Upon entering the ground floor, you are welcomed by a spacious entrance hall with stairs leading to the first floor accommodation. A beautifully appointed living room features a charming log burner, ideal for creating a cosy atmosphere. The living room opens seamlessly into the striking kitchen, which is decorated in a perfect combination of neutral tones with bold accents. The kitchen is a chef's dream, with an island complete with an integrated sink and a range of appliances. The kitchen effortlessly flows into the dining area, which boasts timeless panelling and French doors that lead out to the garden, providing a perfect space for entertaining during the warmer months.

Additionally, the ground floor includes a beautiful utility area with a Belfast sink and built-in fridge freezer, as well as a spacious downstairs WC, enhancing the functionality of this home.

Moving to the first floor, you will find three well-proportioned bedrooms. Two spacious double rooms offer ample space and natural light, while the single room, currently used as a dressing room, offers versatility and could easily be used as a child's bedroom or home office. The first-floor accommodation is completed by a classic, elegant shower room.

Externally, the property is equally impressive. A large driveway provides off-road parking for multiple vehicles and leads to a detached garage. To the rear of the property, a well-maintained garden offers a large gravelled patio area perfect for outdoor relaxation, with a raised lawn beyond, all surrounded by neatly landscaped raised borders.

This exceptional home offers stylish interiors, practical features, and a peaceful village location, making it an ideal choice for those seeking comfort and contemporary living in a tranquil setting.

Location

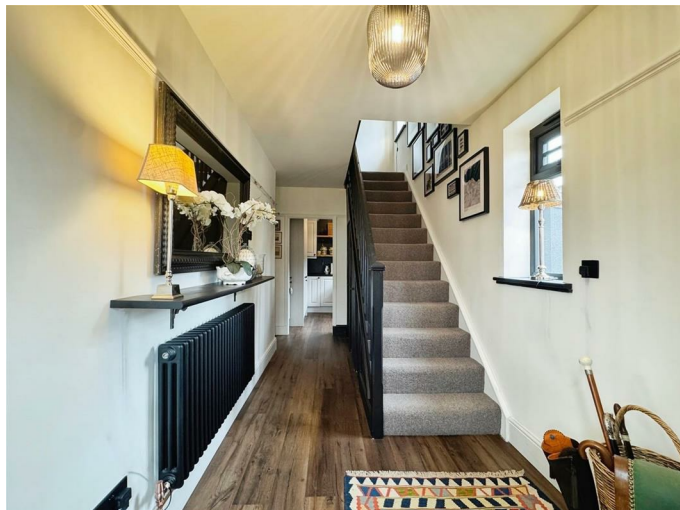
Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy all the countryside has to offer.

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 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 Hallway



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the side aspect. Access into utility. Access into kitchen. Stairs leading up to first floor accommodation. Ceiling light.

Utility

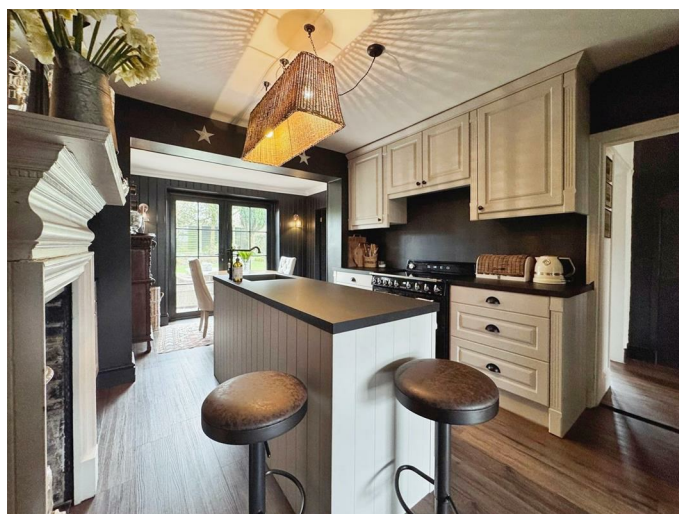
7'10" x 8'2" max (2.39 x 2.51 max)



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the side aspect. Access to outside. Range of wall and base units. Plumbing for washing machine. Integrated fridge freezer, and belfast sink. Ceiling light.

Kitchen

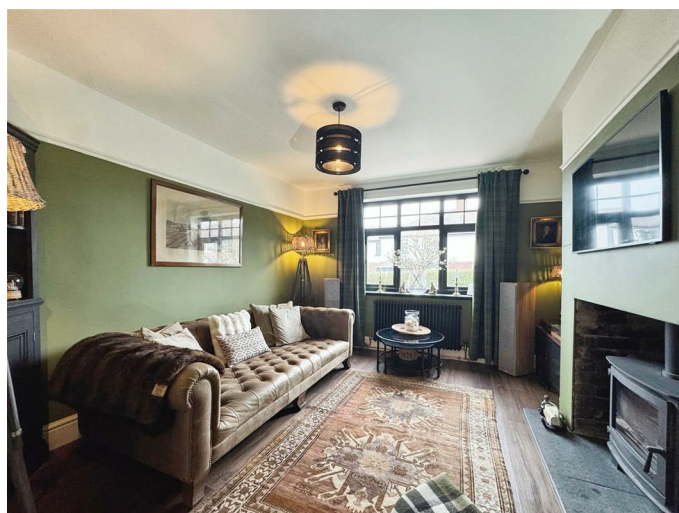
10'10" x 9'8" max (3.32 x 2.96 max)



Wooden design flooring. Wall mounted radiator. Range of wall and base units. Integrated dishwasher. SMEG cooker. Wash handbasin. Fireplace with brick surround. Open Plan access into living area. Open Plan access into dining area. Ceiling light.

Living Area

12'4" x 11'10" max (3.77 x 3.63 max)



Wooden design flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Log burner. Open Plan access into kitchen. Ceiling light.

Dining Area

9'9" x 4'11" (2.98 x 1.50)



Wooden design flooring. Double doors leading into garden. Access to WC. Open Plan access into kitchen. Wall lights.

WC

7'7" x 5'0" (2.32 x 1.54)



Wooden design flooring. Heated towel rail. UPVC double glazed window to the rear aspect. Pedestal style wash handbasin. WC. Access into dining area. Ceiling light.

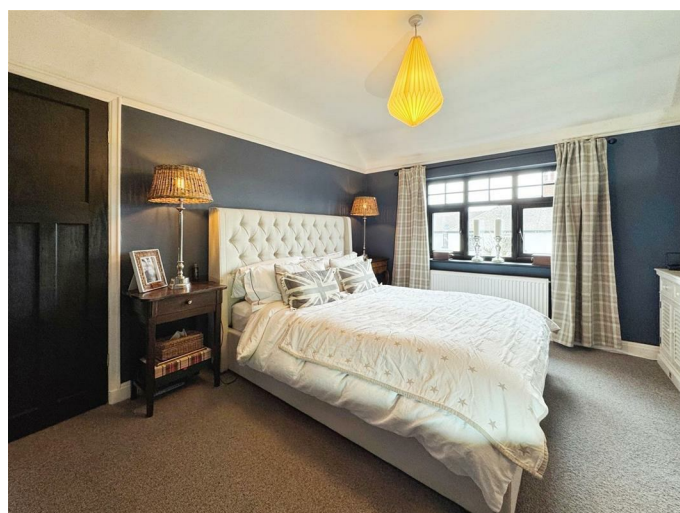
First Floor Landing



Fitted carpet. UPVC double glazed window to the side aspect. Ceiling light.

Bedroom One

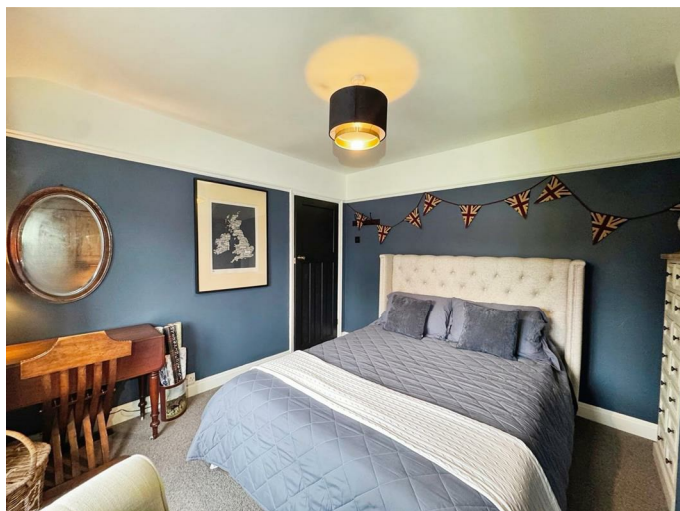
12'6" x 10'11" max (3.82 x 3.34 max)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to front aspect. Ceiling light. Loft access.

Bedroom Two

10'9" x 11'7" max (3.30 x 3.54 max)



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

Bedroom Three

8'2" x 7'7" (2.51 x 2.32)



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

Bathroom

7'6" x 5'10" (2.29 x 1.80)



Wooden style flooring. Heated towel rail. WC. UPVC double glazed window to the rear aspect. Vanity style wash hand basin. Walk-in shower with rain style shower. Ceiling light.

Garage

14'6" x 16'10" (4.44 x 5.15)

Up and Over door to the front aspect.

Outside



There is off road parking to the front aspect for multiple vehicles which leads to a detached garage. To the rear is a good sized enclosed garden which features a gravel patio area initially with a raised lawn beyond.

Agent 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.

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 Will 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.

Need A Mortgage Advisor?

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.

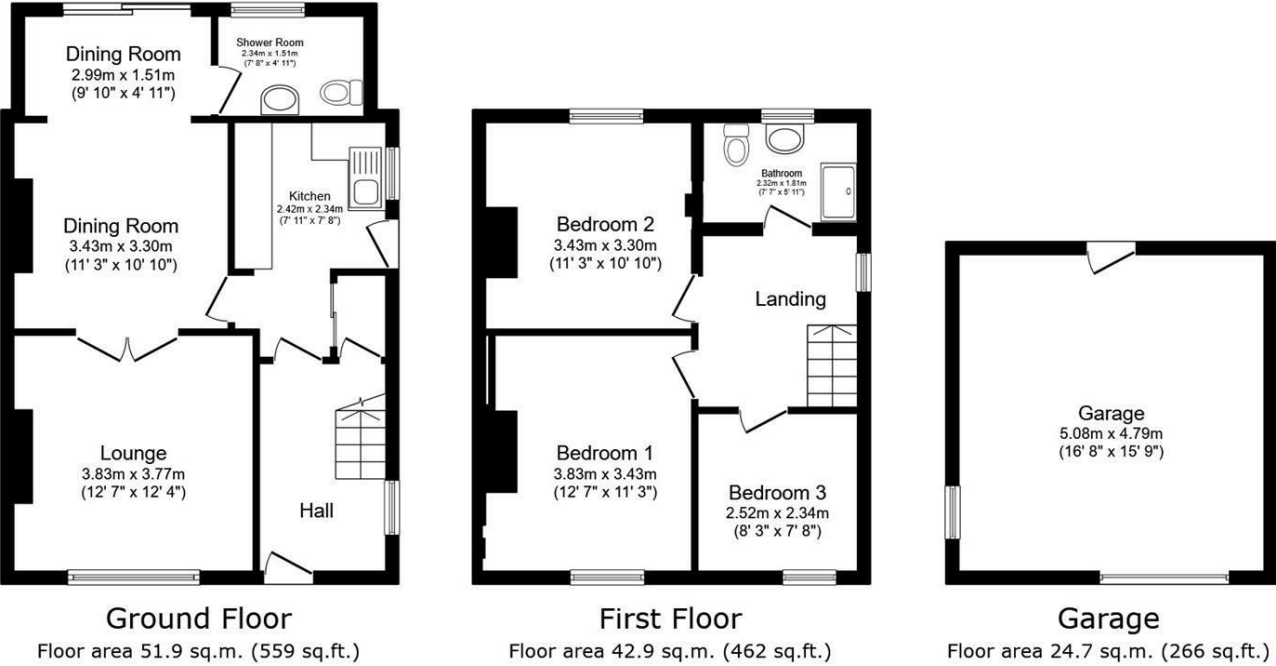
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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



Total floor area: 119.5 sq.m. (1,287 sq.ft.)

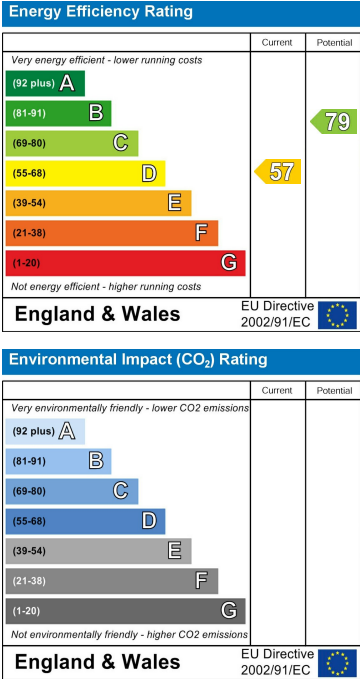
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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