



## **4 Cheddleton Park Avenue, Leek, Staffordshire, ST13 7NS**

**Asking price £450,000**

Situated in the popular village of Cheddleton, this well-maintained three-bedroom detached bungalow offers generous living space and stunning countryside surrounding. Internally, the property features three spacious bedrooms and ample living accommodation whilst outside the property boasts a large driveway and garage and a beautifully kept private garden with mature borders. A fantastic opportunity for those seeking single level living in a peaceful, well-connected setting.



### Denise White Estate Agents Comments

Situated on a desirable residential street in the popular village of Cheddleton, this beautifully maintained three-bedroom detached bungalow offers generous living space, picturesque countryside views, and a highly functional layout ideal for comfortable living and entertaining.

Internally, the bungalow boasts three well-proportioned bedrooms, with the two larger rooms enjoying lovely views of the manicured rear garden. A modern, well-appointed shower room serves the bedrooms with potential to incorporate a bath if desired, with the added benefit of a separate WC to accommodate guests.

The neutrally decorated lounge-diner offers a welcoming and spacious area for relaxation or social gatherings, seamlessly flowing into a versatile conservatory that overlooks the rear garden—perfect for entertaining year-round.

The thoughtfully designed kitchen is both spacious and practical, with ample room for meal preparation and storage. An adjoining utility room enhances the property's day-to-day convenience.

Externally, this home continues to impress. A generous flat driveway leads to a substantial garage, while side access on both flanks of the property ensures ease of movement around the home. The front garden features attractive, well-stocked borders that elevate the kerb appeal.

To the rear, a beautifully landscaped garden includes a stone patio wrapping around the conservatory, ideal for al fresco dining. A well-tended lawn is bordered by mature planting, and steps lead down to an additional patio area offering further space to relax in privacy amidst leafy surroundings.

This exceptional bungalow combines space, setting, and superb condition—making it an ideal home for families or downsizers alike.

### 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 a restaurant. Cheddleton is also home to a number of community groups and organizations, including a cricket 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, and walks that follow the Caldon Canal through the Staffordshire Moorlands.

## Entrance Hallway

( )



Fitted carpet. Wall mounted radiator. Inset spotlights.

## WC

2'9" x 6'1" (0.85 x 1.87 )

Fitted carpet. Wall mounted radiator. WC. Pedestal style wash handbasin. Obscured UPVC double glazed window. Ceiling light.

## Dining Area

8'2" x 13'4" (2.50 x 4.07 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Open Plan access in to living area. Ceiling light.

## Living Area

13'8" x 14'4" (4.19 x 4.38 )



Fitted carpet. Wall mounted radiator. Gas fire. Sliding doors to conservatory. Access to kitchen. Wall lights. Ceiling light.

## Conservatory

9'10" x 12'7" (3.00 x 3.86)



Wooden style flooring. Sliding doors with access to garden. Wall light.



## Kitchen

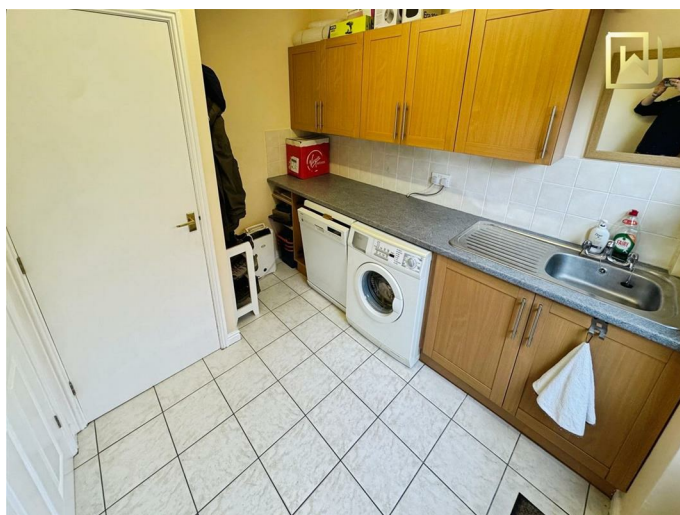
12'8" x 9'6" max (3.87 x 2.91 max )



Tiled flooring. Wall mounted radiator. Range of wall and base units with work surfaces above. Freestanding fridge freezer. Canon range style cooker with extractor fan above. Stainless steel drainer style sink unit with mixer tap above. UPVC double glazed window to the rear aspect. Access to utility. Ceiling lights.

## Utility

10'2" x 7'8" max (3.10 x 2.36 max)



Tiled flooring. Wall mounted radiator. Access to outside. Obscured UPVC double glazed window. Range of wall and base units. Plumbing for washing machine. Washing machine and dishwasher. Ceiling light. Loft Access.

## Bedroom One

10'8" x 12'0" (3.26 x 3.67 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. A range of fitted wardrobes. Ceiling light.

## Bedroom Two

9'1" x 10'7" (2.77 x 3.24 )

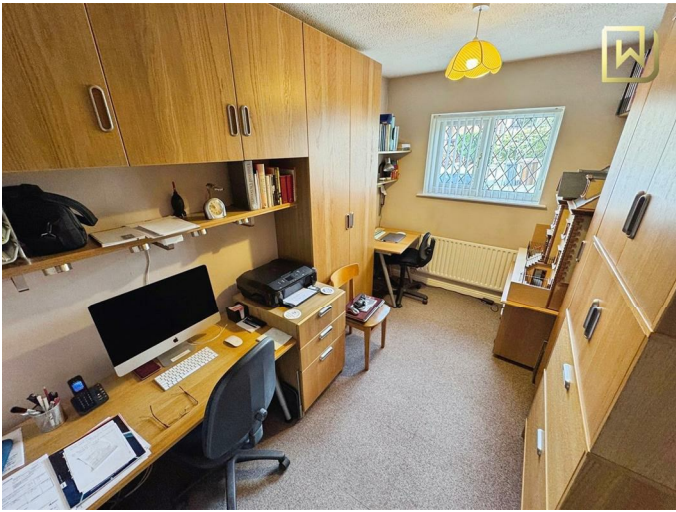


Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Wardrobe. Ceiling light.



### Bedroom Three

11'10" x 7'6" (3.62 x 2.31 )



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

### Shower Room

5'7" x 8'5" (1.72 x 2.59 )



Fitted carpet. Wall mounted radiator. WC. Pedestal style wash handbasin. Shower cubicle. Obscured UPVC double glazed window. Ceiling light.

### Garage

18'6" x 16'8" (5.66 x 5.10)

Boiler. Obscured UPVC double glazed window to the rear aspect. UPVC double glazed window to the side aspect. Up and over electric garage doors. Ceiling lights.

### Outside



To the front of the property is a paved driveway providing off road parking for multiple vehicles leading to a large garage. Access around the exterior of the property leads to a beautifully maintained rear garden which features a stone patio initially leading down to a lawn and separate patio with surrounding borders.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

### 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

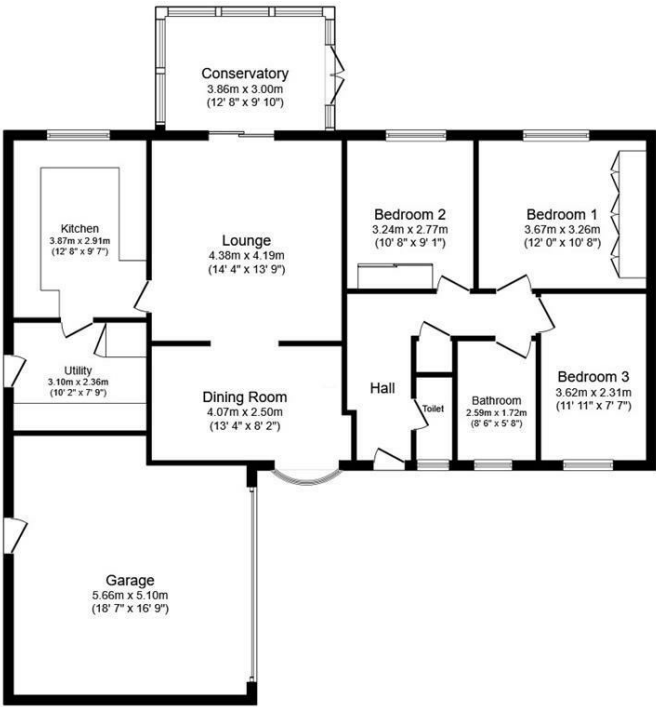
inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

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 132.4 sq.m. (1,425 sq.ft.)

Total floor area: 132.4 sq.m. (1,425 sq.ft.)

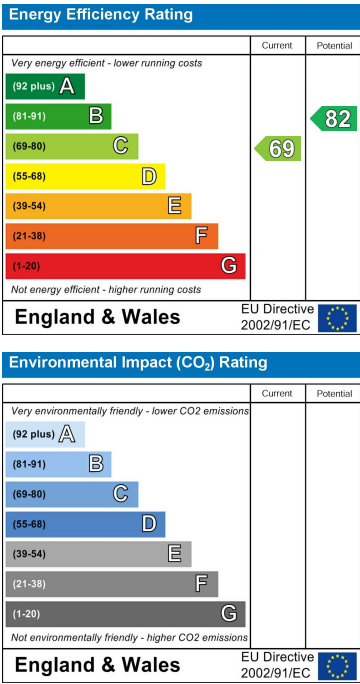
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://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.