



## 2, The Oaks Cheadle Road, Leek, ST13 7BH

**Offers in the region of £450,000**

"Home is not a place, Its a feeling." - Cecelia Ahern

A beautifully presented four-bedroom detached home on the outskirts of Cheddleton, built in 2017 as one of just four houses in a small development. The property offers a spacious hallway, cloakroom, light and airy living room, and a modern well-equipped kitchen. Upstairs features a master bedroom with fitted wardrobes and ensuite, three further bedrooms and a family bathroom. With off-road parking, garage, and a rear garden backing onto open fields, this home perfectly combines modern living with a semi-rural setting.

## Denise White Estate Agent's Comments

Located on the outskirts of Cheddleton, this beautifully presented four-bedroom detached home offers modern family living with a touch of semi-rural charm. Built in 2017 as one of just four properties in this exclusive development, the home enjoys a peaceful setting with open fields to the rear, while still being conveniently close to local amenities.

The property welcomes you with a spacious entrance hallway, complete with a downstairs cloakroom. To the right, you'll find a generous living room filled with natural light from duel aspect windows and a cosy log burner with brick surround. To the rear lies a stylish and well-equipped kitchen/dining area, perfect for family life and entertaining with French doors onto the rear garden.

Upstairs, the primary bedroom benefits from fitted wardrobes and a private ensuite shower room. Three further well-proportioned bedrooms and a modern family bathroom complete the first floor.

Externally, the property boasts a driveway providing off-road parking which leads to a detached garage with useful utility area. A private rear garden backs onto open fields, enhancing the home's semi-rural feel and creating a peaceful and calming outlook to relax in.

This is a rare opportunity to acquire a modern, thoughtfully designed home in a sought-after location, combining comfort, convenience, and countryside views.

## 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



Wooden design flooring. Wall mounted radiator. Access to living room. Access to WC. Stair access leading to first floor accommodation. Access to kitchen. UPVC double glazed window to the rear aspect. Inset spotlights.

## WC

5'7" x 3'4" (1.72 x 1.03 )

Wooden design flooring. Wall mounted radiator. Pedestal style wash hand basin. WC. Obscured UPVC double glazed window. Ceiling light.

## Living Room

23'9" x 12'10" (7.24 x 3.92 )



Fitted carpet. Wall mounted radiator. Brick fireplace with brick surround. Log burner. UPVC double glazed window to front aspect. Double doors leading to outside. Ceiling lights.

## Kitchen

18'2" x 13'8" max (5.55 x 4.17 max )



Wooden design flooring. Wall mounted radiator. Range of wall and base units. Integrated dishwasher. Integrated Lamona oven. Lamona gas hob. Integrated fridge freezer. Stainless steel drainer style sink unit with mixer tap above. UPVC double glazed window to front aspect. Double doors leading to outside. Inset spotlights.

## First Floor Landing

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

## Bedroom One

15'8" x 13'5" max (4.80 x 4.11 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Access to en suite. Ceiling lights.

## En Suite

6'2" x 5'4" (1.88 x 1.64 )



Wooden design flooring. Wall mounted radiator. WC. Pedestal style wash handbasin. Shower cubicle with rain style shower. Obscured UPVC double glazed window. Inset spotlights.

## Bedroom Two

12'3" x 8'8" (3.75 x 2.66)



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

## Bedroom Three

13'10" x 6'8" (4.22 x 2.05 )



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

## Bedroom Four

11'1" x 6'2" (3.40 x 1.88 )

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

## Bathroom

10'5" x 4'4" (3.18 x 1.34 )



Wooden design flooring. Wall mounted radiator. Pedestal style wash hand basin. WC. Fitted bath. Rain style shower. Obscured UPVC double glazed window. Inset spotlights.

## Outside



Externally the property features a paved driveway providing off road parking for multiple vehicles which leads to a detached garage. There is also a lawned front garden with paved pathway leading to the front of the home. To the rear is a sizeable enclosed lawned garden providing an excellent space for children and pets to roam freely. There is access via French doors from the kitchen and living room onto an initial paved patio area overlooking the fields beyond –perfect for al fresco dining in warmer months.

## Garage

17'10" x 16'9" max (5.45 x 5.11 max )



Plumbing for washing machine. UPVC double glazed window to the front and side aspect. Electric roller garage door.

## Agent 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 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.

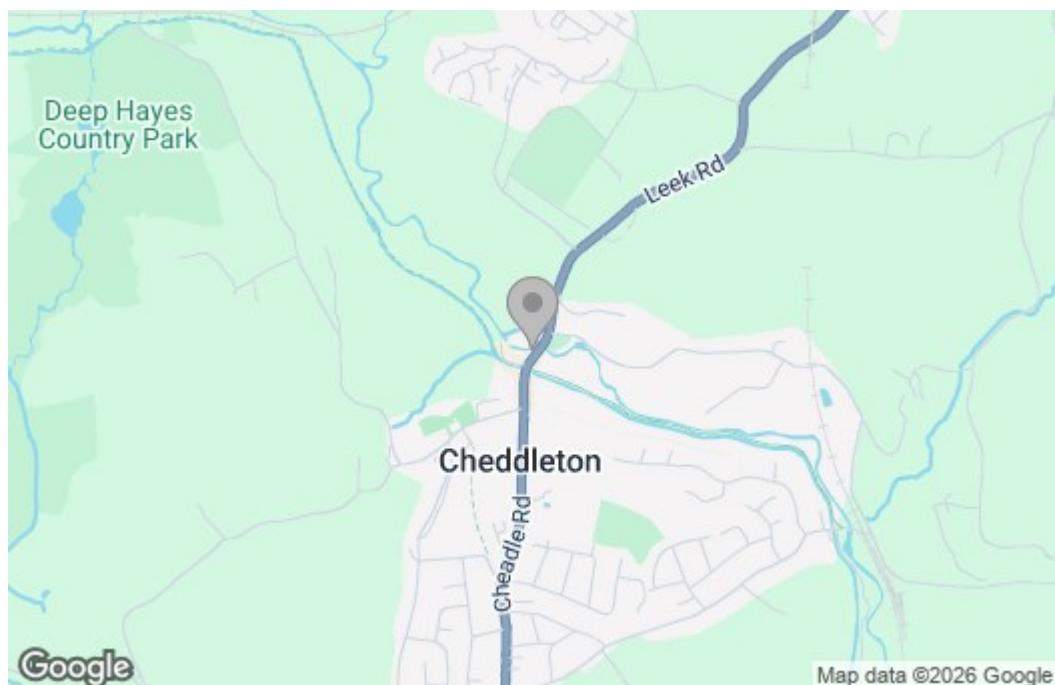
### **Anti-Money Laundering & ID Checks**

Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Floor Plan



## Area Map



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.