



**12 Churnet Close, ST13 7JN**  
**Offers in the region of £220,000**

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

Occupying an impressive corner plot, this extended three-bedroom semi-detached home offers spacious and versatile living, ideal for families or those seeking room to grow. The highlight of the property is its exceptional wrap-around garden, featuring a large stone patio, extensive lawns, and mature hedging—perfect for outdoor living. Internally, the property boasts two generous reception rooms, including a bright sun room with French doors to the garden, and offers excellent potential for modernisation throughout.

### Denise White Estate Agents Comments

Situated in a peaceful and sought-after residential area, this extended three-bedroom semi-detached property offers a rare opportunity to acquire a home occupying a generous corner plot with huge potential. While some modernisation is required, the layout and outdoor space make this a truly exciting prospect for buyers looking to create their ideal home.

Set back from the road, the property benefits from a paved driveway providing ample off-road parking for multiple vehicles, which leads to an integral garage.

Internally, the home has been extended to offer well-proportioned and versatile living accommodation. The ground floor features two generous reception rooms, including a spacious living room with direct access to a large stone-paved patio, ideal for entertaining. To the front, the kitchen offers scope for improvement and modernisation, allowing the next owners to tailor the space to their tastes. A further large sun room, currently used as a second reception area, benefits from French doors opening onto the expansive side garden. This flexible space would make an ideal playroom, formal dining area, or garden room.

Upstairs, the first floor hosts three well-proportioned bedrooms, with the two larger rooms positioned at the rear to take full advantage of the impressive open views. A well-appointed shower room completes the accommodation on this level.

Externally, the property truly shines. The generous wrap-around garden is a standout feature, offering extensive lawned areas, mature planting, and a substantial stone patio area perfect for outdoor dining. Encompassed by established hedging and shrubs, the garden provides a private and tranquil retreat rarely found in such a popular location.

With its spacious layout, enviable plot, and huge potential, this property is ideal for families, up-sizers, or anyone looking to place their own stamp on a home in a desirable area.

### 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, 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

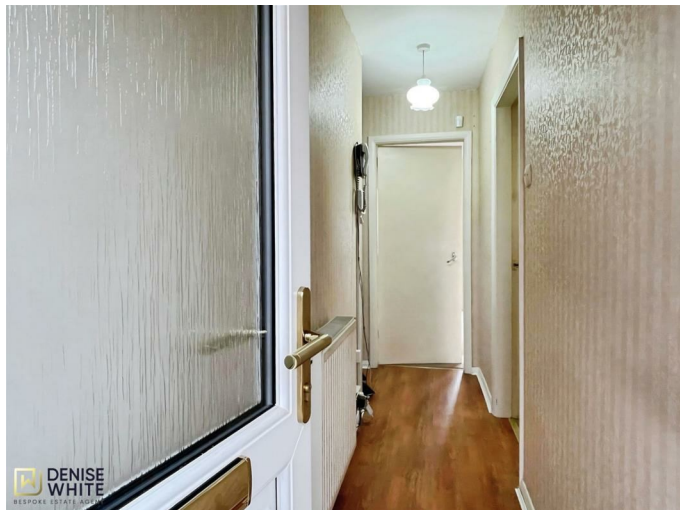
### Porch

**5'10" x 2'9" (1.78 x 0.85 )**

Quarry tiled flooring. Obscured UPVC double glazed windows and doors to the front and side aspect.



### Inner Hall



Wood effect laminate flooring. UPVC door to the front aspect. Radiator. Stairs to the first floor accommodation. Ceiling light.

### Kitchen

11'1" x 6'2" (3.40 x 1.90 )



Wood effect laminate flooring. Range of wall and base units with laminate work surfaces above. Integrated stainless steel sink and drainer unit with mixer tap above. UPVC double glazed window to the front aspect. Two ceiling lights.

### Living Room

9'10" x 17'4" max (3.00 x 5.29 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. UPVC double glazed floor window to the rear aspect. Door to the rear aspect. Two ceiling lights.

### Dining Room

8'2" x 16'11" (2.51 x 5.16 )



Fitted carpet. Wall mounted radiator. Under stairs storage cupboard. Two UPVC double glazed windows to the side aspect. French doors to the side aspect. Two wall lights. Ceiling light.

## First Floor Landing



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

## Bedroom One

8'10" x 13'0" (2.70 x 3.98 )



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

## Bedroom Two

8'5" x 10'2" (2.57 x 3.10 )



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

## Bedroom Three

8'7" x 8'1" (2.64 x 2.48 )

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

## Bathroom

5'8". x 6'8" (1.73. x 2.04 )



Wood effect laminate flooring. Low-level WC. Pedestal wash hand basin. Wall mounted radiator. Walk in shower. Obscured UPVC double glazed window to the front aspect. Storage cupboard. Ceiling light



## Garage

15'9" x 8'0" (4.82 x 2.45 )



Electric roller door to the front aspect. Wall mounted combination boiler. UPVC double glazed window to the side aspect. Power and lighting.

## Outside



The property occupies a sizeable plot with a large private driveway to the front providing off road parking for multiple vehicles which also leads to an integral garage with electric roller door. A paved pathway leads to the side of the home where you will find a large lawned garden with French doors into the dining room. To the rear of the home is a large stone patio area which can be accessed from the living room and houses a useful storage shed.

## Agents Notes

Tenure: Freehold

Services: All mains services connected  
Council Tax: Staffordshire Moorlands Band B  
No chain involved with the sale

## 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.

### **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.

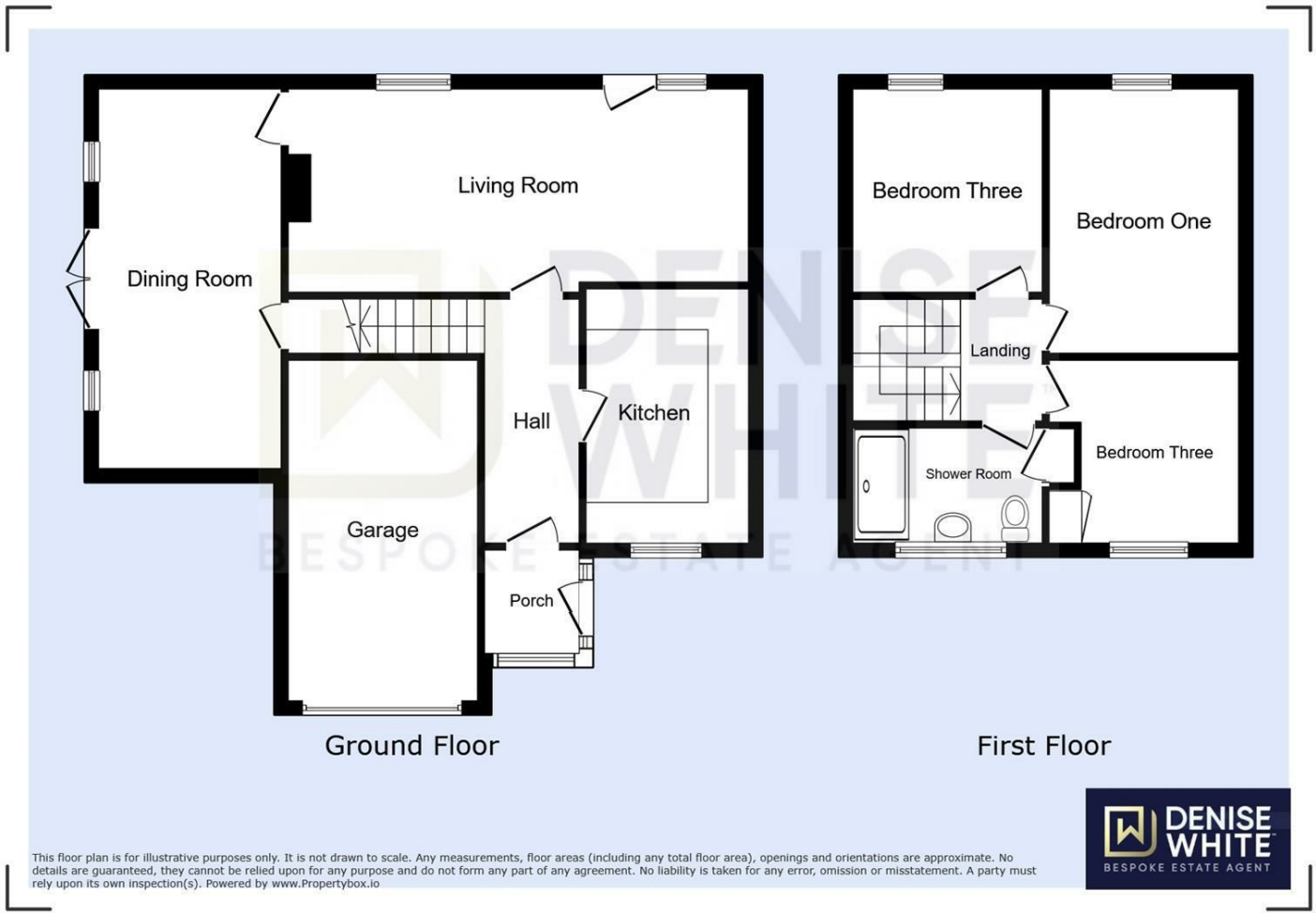
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and

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.

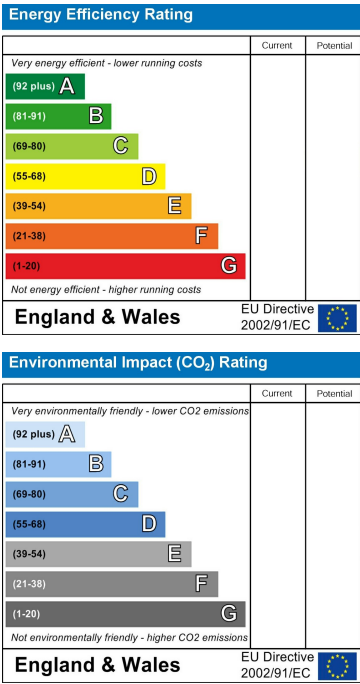
Floor Plan



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.