



## **5 Coalport Close, Stoke-On-Trent, ST10 1DS**

**Asking price £295,000**

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A well-presented four bedroom detached home situated on the outskirts of the town centre. With its peaceful cul-de-sac setting, well-balanced accommodation, stylish kitchen, and attractive garden, this impressive home represents an excellent move-in-ready option for growing families looking to settle in the highly regarded town of Cheadle.

### Denise White Estate Agents Comments

Tucked away in a peaceful cul-de-sac within the popular market town of Cheadle, this well-presented four-bedroom detached family home offers spacious, versatile accommodation ideal for modern family living. Set on a generous plot with an attractive frontage, the property features a large paved driveway providing ample off-road parking for multiple vehicles, leading to an integral single garage.

A welcoming entrance hall sets the tone for the space and flow throughout. The heart of the home is the standout contemporary kitchen-diner, beautifully fitted with sleek high-gloss cabinetry and an eye-catching feature splashback, creating an impressive space for both everyday family life and entertaining. A useful pantry area provides excellent additional storage.

The separate dining room sits to the front of the home and flows through double doors into a cosy and inviting living room, perfect for relaxing evenings. From here, doors open into the conservatory, offering a peaceful additional sitting area with views of the garden — ideal as a quiet retreat or an extension of the entertaining space. A spacious and practical ground-floor WC completes the lower level.

Upstairs are four well-proportioned bedrooms ; Two generous double bedrooms, both tastefully and neutrally decorated with ample room for fitted or freestanding storage, and two further comfortable single bedrooms, ideal as children's rooms, guest bedrooms, or home offices. All four rooms are served by a well-appointed family bathroom.

The beautifully maintained rear garden provides an excellent outdoor space for families. Accessed from both the kitchen and the conservatory, the garden begins with an initial patio area complete with a charming pergola — the perfect spot for outdoor dining or relaxing in the warmer months. Beyond lies a well-kept lawn bordered by mature, well-stocked planting, offering colour and interest

year-round. A further patio area sits at the rear of the garden, providing additional seating or entertaining space.

### Location

The market town of Cheadle is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from Cheadle include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50.

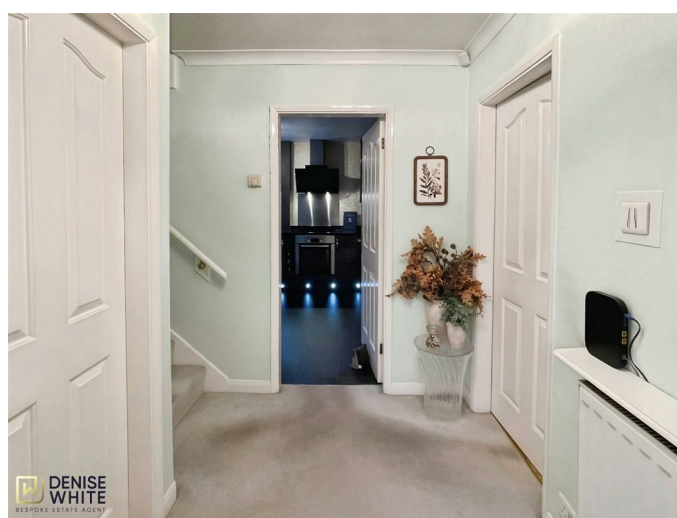
### Entrance Porch

4'5" x 2'5" (1.37 x 0.76 )

Vinyl flooring. UPVC door to the front aspect. Obscured UPVC double glazed window to the front aspect. Access into: –

### Entrance Hall

5'2" x 8'9" (1.60 x 2.67)



Fitted carpet. Wall mounted radiator. Stairs to the first floor accommodation. Coving. Ceiling light. Access into: –



## Dining Room

10'11" x 10'7" (3.33 x 3.24 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Coving. Ceiling rose. Ceiling light. French doors into: –

## Living Room

11'3" x 10'11" (3.43 x 3.33)



Fitted carpet. Wall mounted radiator. UPVC double glazed sliding doors into conservatory. Coving. Ceiling light. Access into: –

## Conservatory

9'2" x 12'1" (2.80 x 3.69)



Tiled effect flooring. PVC double glazed windows to the side and rear aspect. Door to the side aspect. French doors to the rear aspect. Power and lighting.

## Kitchen

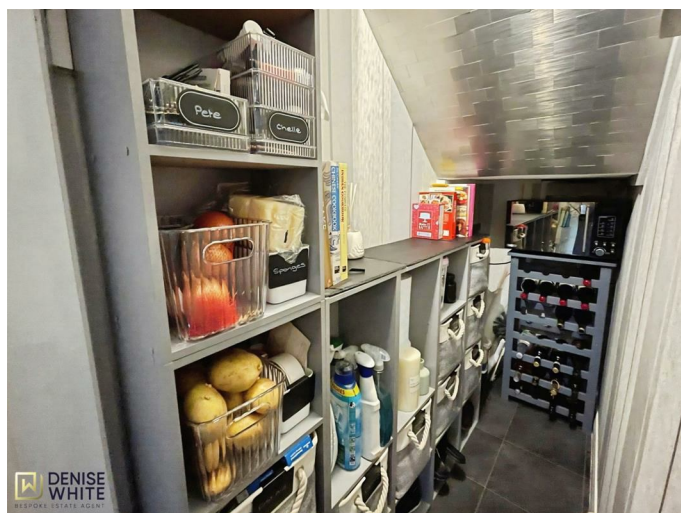
10'7" max times 13'1" max (3.24 max times 3.99 max)



Tiled effect flooring. Wall mounted radiator. A range of gloss wall and base units with plinth lighting and laminate worktops above. Integrated ceramic sink and drainer unit with mixer tap above, dishwasher, washer dryer, BOSCH Electric oven and BOSCH induction hob with extractor fan above. Space for fridge freezer. PVC door to the side aspect. UPVC double glazed window to the rear aspect. Ceiling light. Access into pantry.

## Pantry

6'11" max x 2'6" max (2.13 max x 0.78 max )



Continued tiled effect flooring. Consumer unit. Ceiling light.

## WC

7'4" x 3'5" (2.24 x 1.05)



Herringbone style flooring. Wall mounted towel rail. Wash handbasin with storage underneath. Low-level WC. Obscured uPVC double glazed window to the side aspect. Coving. Ceiling light.

## Garage

8'2" x 16'8" (2.50 x 5.10 )

Power and lighting. Open over door to the front aspect. Wall mounted boiler.

## First Floor Landing

Fitted carpet. Obscured UPVC double glazed

window to the side aspect. Airing cupboard housing cylinder. Coving. Ceiling light. Loft access.

## Bedroom One

11'1" x 11'11" (3.40 x 3.64)



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

## Bedroom Two

11'11" max times 10'10" (3.64 max times 3.32)



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



### Bedroom Three

9'7"×7'11" (2.93×2.42)



Wood effect flooring. Wall mounted radiator. UPVC double glazed window to the front aspect. Coving. Ceiling light.

### Bedroom Four

9'4" x 7'9" (2.85 x 2.38)



Wood effect flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. coving. Ceiling light.

### Bathroom

7'7"×4'8" (2.32×1.44 )



Fitted carpet. Fitted bath with electric shower above. Low-level WC. Pedestal wash handbasin. Wall mounted ladder style towel rail. Obscured UPVC double glazed window to the rear aspect. Ceiling light.

### Outside



To the front of the property is a paved driveway providing off road parking for multiple vehicles. To the rear of the home is an enclosed well maintained rear garden which is largely lawned with surrounding well stocked borders. there is also a patio area with pergola which can be accessed from the conservatory and the kitchen.

### Agents Notes

Tenure: Freehold

Services: All mains services connected  
Council Tax: Staffordshire Moorlands Band C

### 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!



Denise White Bespoke Estate Agents has been honoured with the esteemed Gold Award for two years running; 2024 & 2025 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.

Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK.

The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!



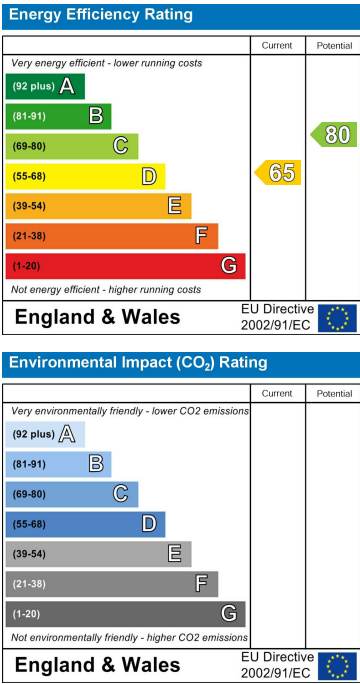
Floor Plan



Area Map



Energy Efficiency Graph



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