



Birchtree Drive, Cheddleton, ST13 7FE.
OIRO £445,000

Whittaker Est. 1930
& Biggs

Birchtree Drive, Cheddleton, ST13 7FE.

Whittaker & Biggs are pleased to offer to the market this detached, four bedroom property situated within the sought after residential development of St. Edwards Park, Cheddleton. The park is set within 140 acres of park and woodland and gives easy access to many country walks.

Living space is comprised of a hallway, WC, dual aspect sitting room, dining room, kitchen and utility room to the ground floor, whilst to second floor are four bedrooms, en-suite shower room and a family bathroom.

The kitchen has integral appliances that include a Neff gas hob, extractor fan, Neff electric fan assisted oven, Indesit dishwasher and undercounter fridge and freezer. French doors open directly onto the patio for al-fresco dining.

White suites can be found in both the family bathroom and en-suite shower room which is within the principal bedroom.

The property is double glazed throughout and is heated by a gas fired Ideal boiler which is located in the kitchen.

Externally to the side of the home is gated access to the double garage and tarmac driveway beyond. To the rear, the fully enclosed garden is mainly laid to lawn with a large, paved patio.

A viewing is highly recommended to appreciate this home's large living space, and quiet woodland location.

Call Whittaker & Bigg's today to book a viewing on 01538 372006.



Ground Floor

Hallway 6' 1" x 12' 11" (1.85m x 3.93m)

UPVC double glazed door to the frontage, radiator, stairs to the first floor, storage cupboard, WC off.

WC 5' 9" x 3' 0" (1.76m x 0.92m)

Low level WC, pedestal wash hand basin, chrome taps, radiator, extractor fan.

Sitting Room 19' 0" x 11' 3" (5.78m x 3.44m)

UPVC double glazed window to the frontage, UPVC double glazed French doors with side light windows to the rear, 2x radiator, gas fire with marble effect hearth and wood mantle.

Dining Room 11' 3" x 10' 11" (3.43m x 3.33m)

Max measurement

UPVC double glazed window to the frontage, radiator.

Kitchen 11' 2" x 9' 8" (3.40m x 2.94m)

UPVC double glazed window to the rear, UPVC double glazed French doors to the side aspect, units to the base and eye level, Neff gas hob, Neff electric fan assisted double oven, composite sink and a half with drainer, chrome mixer tap, integral Indesit dishwasher, integral under counter fridge, integral under counter freezer, concealed Ideal boiler, radiator, extractor fan.

Utility Room 8' 7" x 10' 11" (2.62m x 3.33m)

UPVC double glazed door to the side aspect, worktop, stainless sink and drainer, chrome taps, space and plumbing for a washing machine, space for a tumble dryer, radiator, extractor fan.

First Floor

Landing 9' 10" x 6' 1" (3.00m x 1.85m)

UPVC double glazed window to the rear, loft hatch, radiator.

Bedroom One 11' 3" x 10' 1" (3.44m x 3.08m)

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, built in wardrobes, radiator.

En-suite 7' 11" x 5' 1" (2.42m x 1.56m)

UPVC double glazed window to the side, shower enclosure, chrome fittings, pedestal wash hand basin, chrome taps, low level WC, white ladder radiator, extractor fan.

Bedroom Two 9' 11" x 9' 6" (3.01m x 2.89m)

UPVC double glazed window to the rear, built in wardrobes, radiator.

Bedroom Three 11' 7" x 8' 11" (3.53m x 2.72m)

Max measurement

UPVC double glazed window to the frontage, built in wardrobes, radiator.

Bedroom Four 11' 7" x 8' 10" (3.53m x 2.69m)

Max measurement

UPVC double glazed window to the frontage, built in wardrobes, radiator.

Bathroom 6' 10" x 5' 7" (2.08m x 1.71m)

UPVC double glazed window to the frontage, panel bath, chrome mixer tap with handheld shower attachment, pedestal wash hand basin, chrome taps, low level WC, white ladder radiator, extractor fan.

Externally

To the side, gated access to the rear.

To the rear, double garage, tarmac driveway, paved patio, area laid to lawn, fence boundary.

Garage

Brick construction double garage, 2x metal up-and-over doors, power and light.

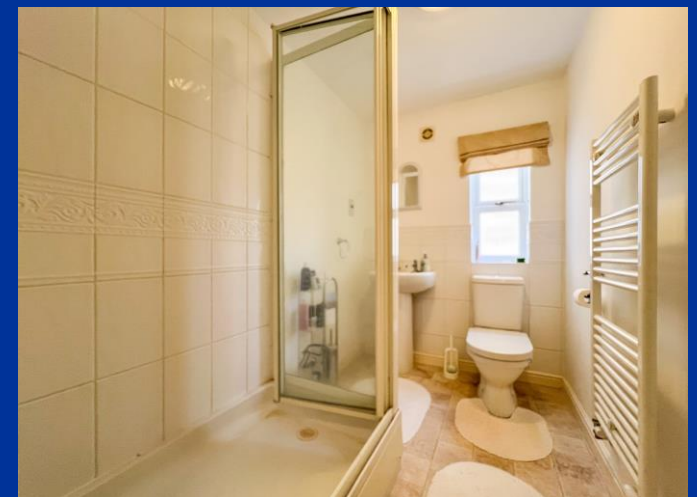


Note:

Council Tax Band: E

EPC Rating: TBC

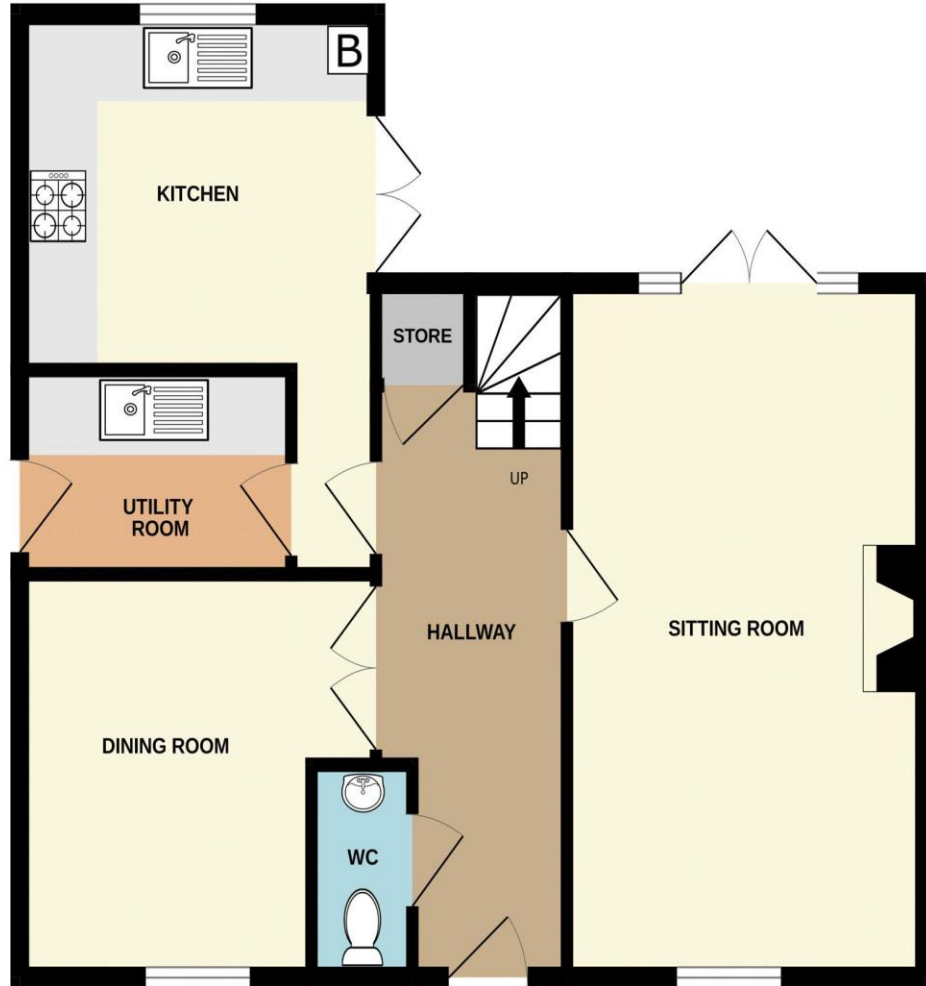
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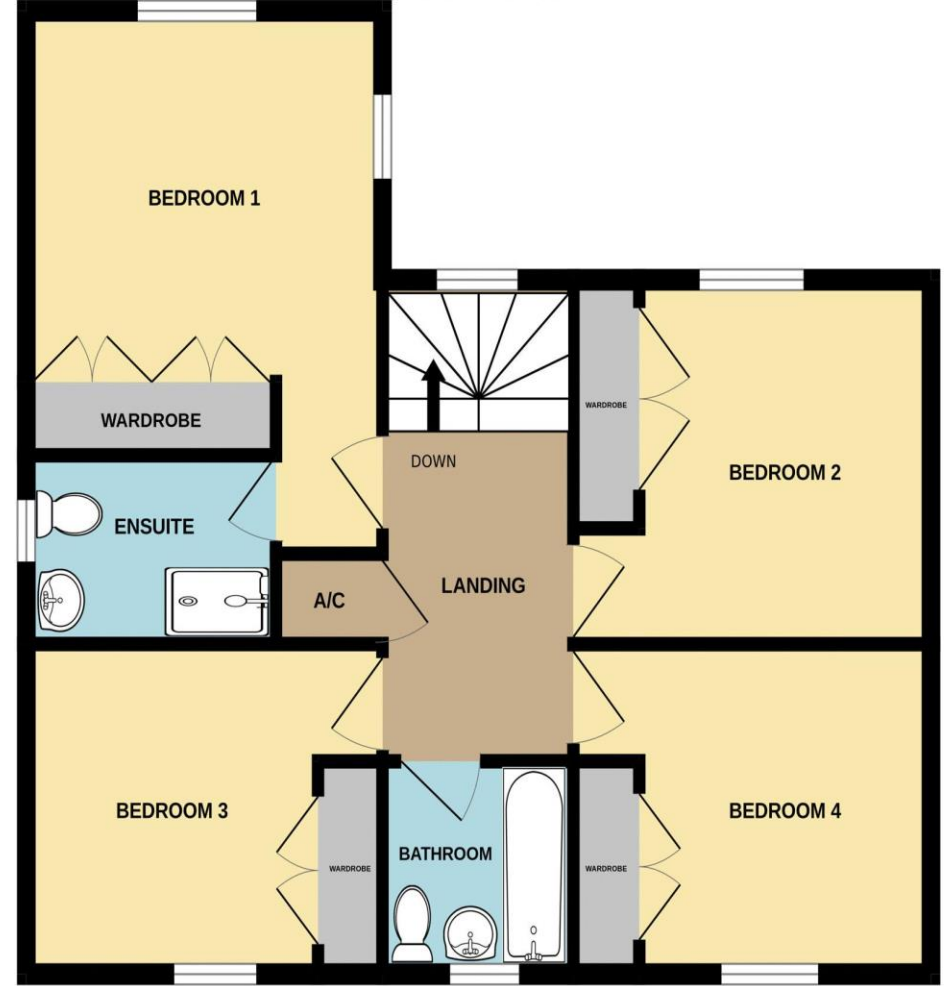




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From our Derby Street Leek Offices, take the main A520 Cheddleton Road proceeding out of the town. Pass through Birchall, and after passing through Leekbrook, proceed up the hill taking the first turning right into East Drive. Follow this road for a short distance taking the first turning right into Villa Road. Bear left into Birchtree Drive and follow this road taking the second right hand turning into the cul de sac where the property is located on the left hand side.

Situation

Situated on the sought after residential development of St. Edwards Park, Cheddleton. The park is set within 140 acres of park and woodland and gives easy access to many country walks along the canal and railway. It is situated on the outskirts of the popular Cheddleton village which boasts many village amenities to include Tea Rooms, country public houses and the popular St. Edwards Primary School.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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