DENISE WHITE™
BESPOKE ESTATE AGENT

105 Heath Avenue, ST9 0HU

Offers in excess of £415,000

"No matter who you are or where you are, instinct tells you to go home." – Laura Marney

Situated on the popular Heath Avenue in Werrington, this exceptional four-bedroom detached family home offers stylish and spacious accommodation throughout. Featuring a stunning open-plan living kitchen, a spacious lounge with a log burner, and an impressive principal bedroom with a dressing room and en-suite, the property is perfectly suited to modern family living. Outside, there is ample off-road parking, a garage store, and attractive open views across neighbouring fields, creating a desirable semi-rural feel.

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Denise White Agent Comments

Situated in a highly desirable position on Heath Avenue, on the outskirts of the popular village of Werrington, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation throughout, finished to an exceptional standard and enjoying attractive open views to the rear.

Upon entering the property, you are welcomed by a generous entrance hallway which sets the tone for the space and quality found throughout the home. The lounge is a particularly inviting reception space, featuring attractive wood block flooring, a log-burning stove, and bi-fold doors opening directly onto the rear garden, creating an ideal environment for both relaxing and entertaining.

The heart of the home is undoubtedly the impressive open plan living kitchen positioned to the rear aspect. Finished to a high specification, this stunning space boasts a comprehensive range of units with integrated appliances, a central island with breakfast bar and ample space for dining or lounge furniture with bi-fold doors leading onto the garden, seamlessly connecting indoor and outdoor living. Designed with modern family living in mind, this room provides a superb focal point for everyday life and social gatherings alike. Located just off the kitchen is a useful utility room and a convenient guest cloakroom/WC.

To the first floor, the property offers four sizeable double bedrooms. The principal bedroom is particularly impressive, benefiting from a dressing room which leads through to a stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, completing the accommodation.

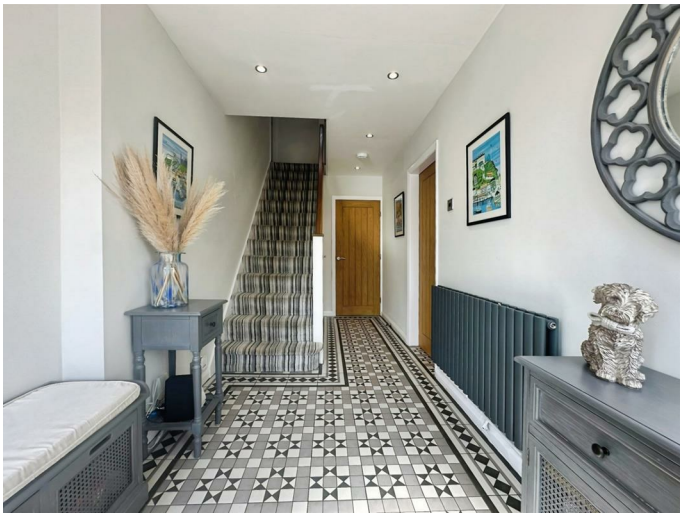
Externally, the property enjoys a spacious driveway providing ample off-road parking, alongside a garage store. To the rear, there is a sizeable private garden, laid mainly to lawn with a porcelain tiled patio seating area, which enjoys pleasant open views across neighbouring fields, creating a wonderful semi-rural feel rarely found within such a convenient residential location.

Location

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.
If it is the local countryside you want to see then you don't even need to leave your own doorstep here, backing onto open fields with stunning views over the surrounding countryside.

Entrance Hall

16'2" x 6'3" (4.94 x 1.93)



Composite door to the front aspect. Tiled flooring.

Radiator. Stair access leading to first floor accommodation. Inset Spotlights. Doors leading into:–

Lounge

20'0" x 13'5" (6.12 x 4.09)

Wood block flooring. Radiator. Log burner. uPVC window to the front aspect. uPVC bifold doors to the rear aspects. Ceiling lights.

Kitchen

19'3" x 17'4" (5.89 x 5.30)

Fitted with an extesnive range of wall and base units with granite work surfaces over incorporating a sink and drainer unit with mixer tap. Integrated gas hob with extractor fan over, single electric oven, microwave, coffee machine, dishwasher, Wine fridge and fridge freezer. Tiled flooring. Radiator. uPVC bifold doors to the rear aspect. Inset spotlights. Door leading into: –

Utility Room

6'10" x 5'10" (2.10 x 1.78)

Tiled flooring. Radiator. Plumbing for washing machine. Space for dryer. Cupboard housing combination boiler. Composite door to the side aspect. Inset Spotlights. Door leading into:-

WC

6'9" x 2'7" (2.08 x 0.79)

Tiled flooring. Low-level WC with built-in wash hand basin. Inset spotlights.

First Floor Landing

Carpet. Loft access. Ceiling light. Doors leading into: –

Bedroom One

16'2" x 13'2" (4.95 x 4.02)

Carpet. Radiator. uPVC window to the rear aspect. Inset Spotlights. Door leading into: –

Dressing Room

9'0" x 3'11" (2.76 x 1.20)

Fitted with a range of built in clothes hanging space and storage. Carpet. Radiator. Obscured uPVC window to the side aspect. Inset Spotlights.

En-suite Shower Room

6'9" x 3'10" (2.08 x 1.18)

Fitted with a suite comprising of shower cubicle with rainfall shower, low-level WC and vanity wash hand basin. Obscured uPVC window. Inset spotlights.

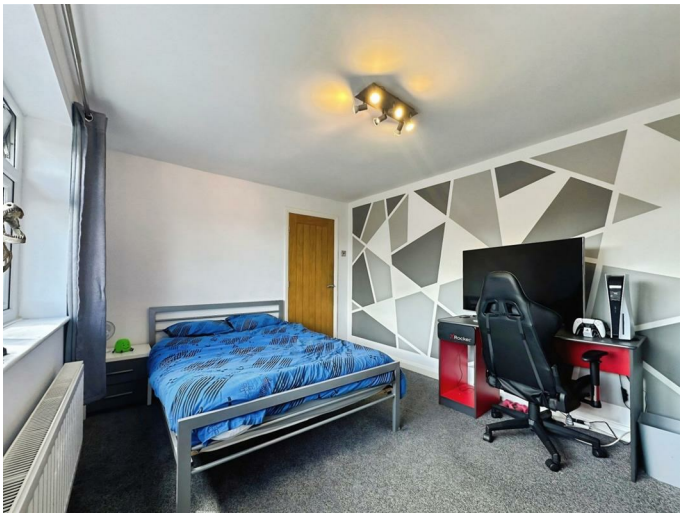
Bedroom Two

9'7" minimum x 15'7" (2.93 minimum x 4.76)

Carpet. Radiator. Built-in wardrobes. uPVC window to the front aspect. Inset spotlights.

Bedroom Three

13'5" x 10'0" (4.09 x 3.06)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Four

11'5" x 9'10" (3.50 x 3.00)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

Bathroom

8'8" x 8'2" (2.65 x 2.49)

Fitted with a suite comprising of shower cubicle with rainfall shower, freestanding bath, low-level WC and vanity wash hand basin. Tiled flooring. Heated towel rail. Obscured uPVC window to the side aspect. Inset Spotlights.

Outside

To the front of the property there is a tarmac driveway which provides ample off road parking and leads to a useful Garage store room. Gated access to the side of the property leads on to a fabulous private and encloed rear garden, laid mainly to lawn and featuring a sizeable porcelain tiled patio seating area, ideal for both relaxing and entertaining whilst taking in the beautiful far reaching views over the open fields to the rear aspect.

Garage Store

8'7" x 8'1" (2.62 x 2.48)

Electic roller door to the front aspect. Providing a useful storage space.

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.

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!

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 Will Need A Soliciotr!

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.

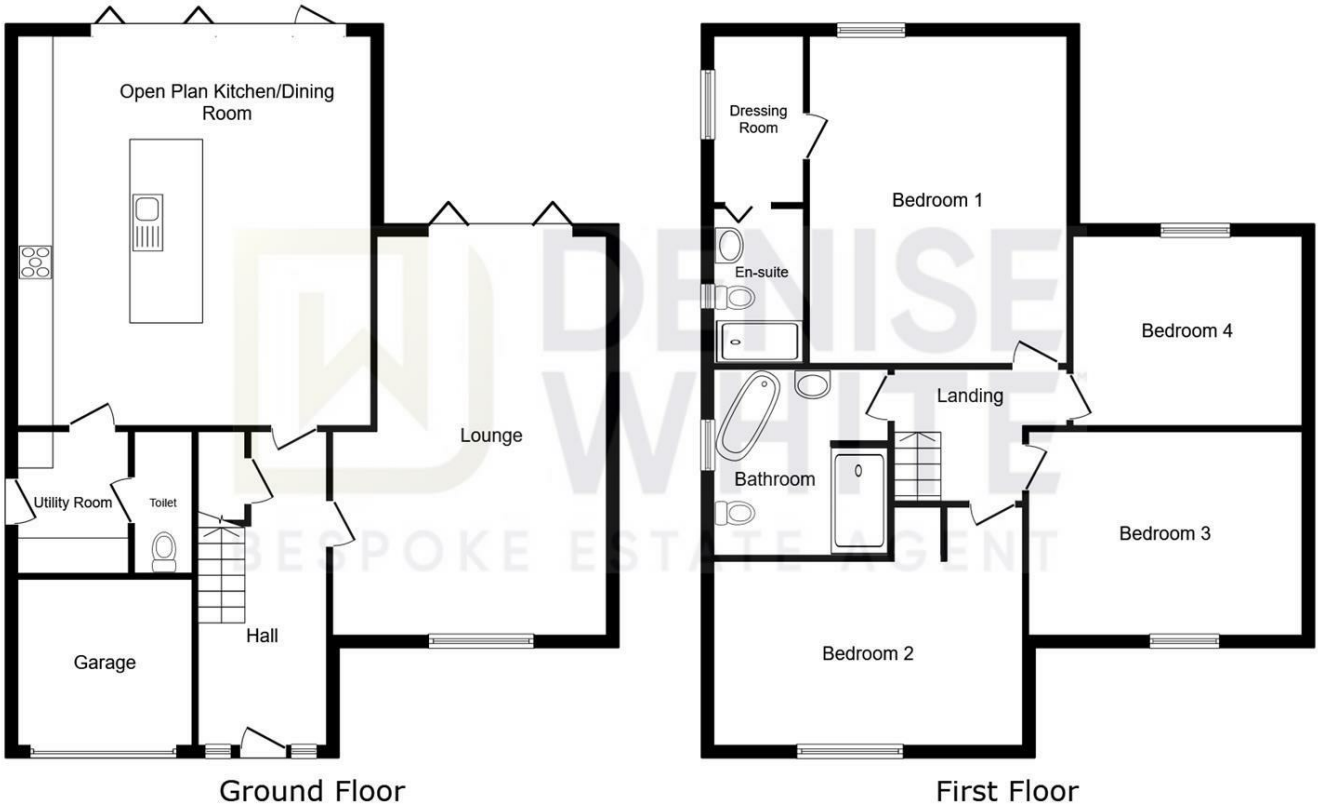
Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Buyer ID Checks

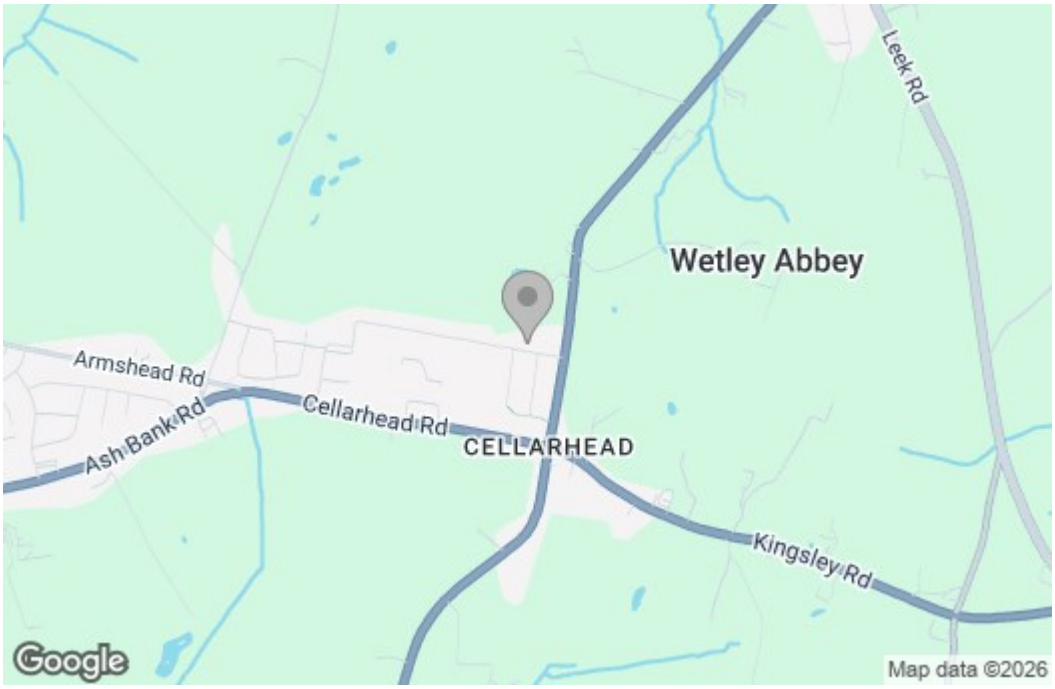
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

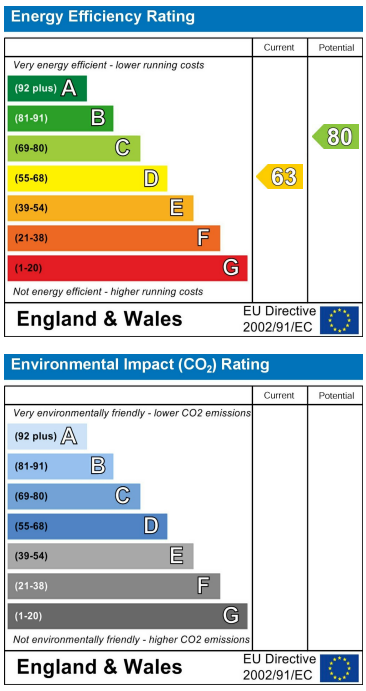


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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.

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