



75 Cheddleton Park Avenue, Leek, ST13 7NS

Guide price £425,000

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

** GUIDE PRICE £425,000 to £450,000 **

"Coming home is one of the most beautiful things" ~ Andre Rieu

An exceptional four bedroom executive detached family home, ideally positioned on the highly sought-after Cheddleton Park Avenue. Beautifully maintained and thoughtfully improved, the property offers spacious, well-proportioned accommodation perfectly suited to modern family life. Featuring a stylish kitchen, generous living spaces, en-suite to the principal bedroom, and a versatile double garage with home office, the property is further enhanced by a landscaped, low-maintenance garden complete with an impressive garden room, hot tub and bar—ideal for entertaining.

Denise White Estate Agents Comments

Set within one of Cheddleton's most sought-after and established residential addresses, this impressive executive detached four bedroom family residence offers spacious, well-balanced accommodation that has been thoughtfully improved and meticulously maintained by the current owners. Designed with modern family living in mind, the property combines practicality with comfort, all within a highly desirable setting.

An inviting entrance hall welcomes you into the home, from here, stairs rise to the first floor, while internal doors lead to a downstairs WC, dining room, kitchen and lounge. The dining room is positioned to the front aspect and is enhanced by a charming bay window, providing an ideal setting for formal dining and entertaining.

To the rear, the kitchen is fitted with an extensive range of units, offering excellent storage and workspace, and features a breakfast bar alongside space for a range-style cooker—perfect for those who enjoy cooking and socialising. The lounge sits adjacent, forming a bright and airy living space with pleasant views over the rear garden, creating a relaxing environment for everyday family life.

To the first floor, the principal bedroom benefits from two generous built-in wardrobes and a well-appointed en-suite shower room, complete with a contemporary shower enclosure featuring body jets. Bedroom two is positioned to the rear and enjoys the added convenience of direct access to the family bathroom, which is also accessible from the landing. Two further double bedrooms are situated to the front, providing ample accommodation for family members or guests.

Externally, the property continues to impress. A substantial resin driveway to the front provides off-road parking for multiple vehicles and leads to both a single garage and an additional double garage. The double garage has been partially adapted to include an internal office space, making it ideal for those working from home or requiring a dedicated workspace.

The rear garden has been thoughtfully landscaped to create a low-maintenance yet highly functional outdoor space, perfect for relaxing and entertaining. A standout feature is the superb garden room, complete with a hot tub and bar area, offering a fantastic setting for year-round enjoyment and social gatherings.

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, a bowls 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, a 10-mile walking trail that follows the River Churnet through the Staffordshire Moorlands.

Entrance Hall



Composite Entrance Door to the front aspect. Oak effect flooring. Radiator. Understairs storage cupboard. Stairs leading to first floor accommodation. Ceiling light. Doors leading into: –

Dining Room

8'8" x 13'2" (2.66 x 4.03)



Oak effect flooring. Radiator. uPVC Bay window to the front aspect. Wall lights. Ceiling light.

WC

5'9" x 3'1" (1.76 x 0.95)



Tiled flooring. Low level WC. Pedestal wash hand basin. Radiator. Obscured uPVC window to the front aspect. Ceiling light.

Kitchen

17'7" x 8'8" (5.37 x 2.66)



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit with hose mixer tap. Space for a range style cooker with extractor over. Plumbing for dishwasher and automatic washing machine. Space for Fridge Freezer. Kardean flooring. uPVC window to the rear aspect. Inset spotlights. Door leading to the side porch which in turn leads to the rear garden.

Lounge

16'3" x 11'2" (4.96 x 3.42)

Oak effect flooring. Radiator. uPVC door leading to the rear garden. uPVC Windows to the rear aspect. Ceiling light and fan.

First Floor Landing



Carpet. Radiator. uPVC window to the front aspect. Ceiling light. Doors leading into:-

Bedroom One

12'9" x 11'6" (3.89 x 3.52)



Carpet. Radiator. Built in wardrobes. uPVC window to the rear aspect. Ceiling light. Door leading into:-

Ensuite

8'7" x 5'4" (2.64 x 1.63)



Fitted with a suite comprising of low level WC, wash hand basin, bidet and bluetooth shower enclosure with rainfall showerhead, body jets and steam function. Vinyl flooring. Radiator. Obscured uPVC window to the side aspect. Inset Spotlight.

Bedroom Two

10'5" x 11'0" (3.19 x 3.36)



Carpet. Radiator. Door leading into Family Bathroom. uPVC window to the rear aspect. Ceiling light.

Bedroom Three

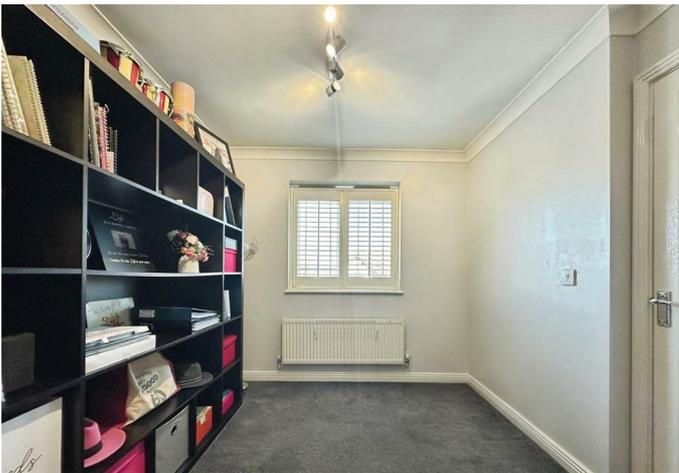
10'11" x 9'6" (3.34 x 2.90)



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

Bedroom Four

11'6" x 8'3" (3.51 x 2.53)



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

Bathroom

9'4" x 6'6" (2.86 x 2.00)



Jack and Gill style into bedroom two. Fitted with a suite comprising of low level, WC, pedestal wash hand basin, paneled bath with shower over. Tiled flooring. Fully tiled walls. Radiator. Obscured uPVC window to the side aspect. Loft access. Ceiling light.

Outside



A substantial resin driveway to the front provides off-road parking for multiple vehicles and leads to both a single garage and an additional double garage.

Single garage

17'3" x 8'6" (5.26 x 2.61)

Remote controlled roller door to the front aspect. Power and light. Opening into the Double Garage. Wall mounted gas combination boiler.

Double Garage

18'4" x 12'9" max including office space (5.60 x 3.91 max including office space)

Remote controlled roller door to the front aspect. Power and light. Opening in to the Single Garage. Pedestrian door leading to the rear garden. Currently fitted with a stud walled office space, which could easily be removed should the full-sized double garage be required.

Internal Office Space

7'9" x 6'3" (2.37 x 1.91)

Power and light. uPVC window to the rear aspect.

Rear Garden



The rear garden has been expertly landscaped to create a stylish and low-maintenance outdoor space, perfectly designed for both relaxation and entertaining. A combination of patio and decked seating areas provides ample space for al fresco dining. A true highlight of the garden is the superb garden room, offering a versatile and sociable environment complete with a hot tub and bar area –ideal for hosting guests or unwinding in comfort throughout the year.

Garden Room

17'2" x 13'0" (5.25 x 3.97)



Timber built with wooden flooring. Skylight Windows. Ceiling light and fan.

Bar

9'0" x 9'1" (2.76 x 2.77)



Timber built with tiled flooring. Window to the side aspect. Power and light.

Agents 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 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 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

Approx Gross Internal Area
154 sq m / 1660 sq ft

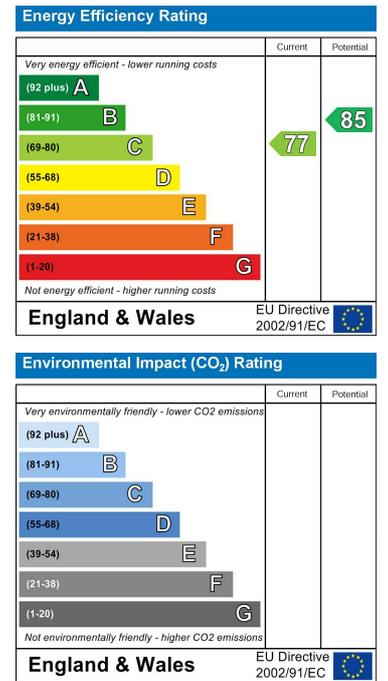


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.