



**30 Woodside Avenue, Stoke-On-Trent, ST6 8RX**

**Asking price £350,000**

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*"A room is not a room without natural light." – Louis Kahn*

Perfect for downsizers, professionals, or small families seeking stylish, low-maintenance living in a peaceful village setting, this beautifully renovated home offers a superb balance of comfort and sophistication. The interiors are elegant and thoughtfully designed, centred around a stunning extended open-plan space with vaulted ceilings and abundant natural light. Positioned on a quiet cul-de-sac and backing onto open fields, it delivers both privacy and a wonderful connection to the outdoors.

## Denise White Estate Agents Comments

Tucked away on a peaceful cul-de-sac in the highly sought-after village of Brown Edge, this truly exceptional detached residence offers a rare opportunity to acquire a beautifully renovated home set on a private plot backing onto open fields. Thoughtfully redesigned by the current owners, every inch of this property has been carefully considered to create a seamless blend of timeless elegance and modern living.

Upon entering, you are immediately drawn into the heart of the home – a stunning open-plan kitchen, dining, and living space that has been transformed by a striking rear extension. Featuring vaulted ceilings and expansive glazed windows, this spectacular room floods with natural light while perfectly framing views of the immaculately maintained and private rear garden. The bespoke kitchen is fitted with a range of high-quality integrated appliances, including a Miele split oven, and flows effortlessly into the dining and living areas. A charming log burner adds warmth and character, while sliding doors provide a seamless connection to the outdoors, making this a space to enjoy throughout the seasons. A practical utility room is conveniently located just off the kitchen.

An inner hallway leads to a separate, generously proportioned living room, boasting triple-aspect windows, a bay window to the front, and a second AGA log burner – creating a cosy yet refined retreat. The principal bedroom is positioned to the rear of the property and benefits from French doors opening onto a private paved patio, ideal for peaceful mornings. This room is further enhanced by an ensuite shower room. Two additional bedrooms – a well-sized double and a versatile single, perfect as a home office – are served by a contemporary family bathroom.

Externally, the property continues to impress. A spacious private driveway provides ample off-road parking and leads through gated access to a carport and an impressive detached garage, extending over 9 metres – ideal for car enthusiasts. Beyond this lies a useful workshop. The rear garden

offers a tranquil escape, featuring a combination of lawn and stone paving, complemented by beautifully stocked borders filled with mature shrubs and perennial planting. There are also solar panels which are owned outright to improve the energy efficiency of the home.

This outstanding home combines privacy, style, and practicality in a highly desirable village setting, making it a truly unique and rare find.

## Location



Situated in the sought-after village of Brown Edge, this address enjoys the perfect balance of rural charm and everyday convenience. The property lies within easy reach of Stoke-on-Trent, Leek, and Biddulph, making it ideal for both commuting and countryside living.

Brown Edge offers a welcoming community atmosphere with a range of local amenities on the doorstep, including a village shop with post office, pubs, takeaways, a cake shop, and hair salons. For families, the area is particularly appealing, with well-regarded schools such as St Anne's CofE Primary and Endon High School nearby.

Outdoor enthusiasts will appreciate the close proximity to scenic countryside walks, including Marshes Hill Common and the wider Staffordshire Moorlands, while the village also hosts traditional events such as the annual well dressing and summer fair, adding to its character.

Transport links are excellent, with nearby road access into Stoke-on-Trent and surrounding towns, alongside train connections from Longport and Kidsgrove stations.

### Entrance Area

4'3" x 7'0" (1.30 x 2.15 )



Laminate flooring. Wall mounted radiator. Composite door to the side aspect. Inset spotlights.

### Kitchen Area

7'9" x 12'3" (2.38 x 3.74 )



Laminate flooring. A range of gloss wall and base units with laminate worktops above. Integrated sink and drainer unit with mixer tap above, gas hob with extractor above, dishwasher, split Miele oven, fridge and freezer. Inset spotlights.

### Living Room

17'8" x 14'8" (5.39 x 4.49 )



Continued laminate flooring. Two wall mounted radiators. Log burner. Floor to ceiling windows to the rear aspect with sliding doors to the rear aspect. Four wall lights. Four up lights. Vaulted ceiling. Two skylights.

### Utility

4'10" x 5'11" (1.49 x 1.82 )



Vinyl flooring. Gloss base units with laminate worktops above. Stainless steel sink with mixer tap above. Space for washing machine and tumble dryer. UPVC double glazed window to the side aspect. Ceiling light.

### Inner Hall



Fitted carpet. Wall mounted radiator. Storage cupboard. Coving. Ceiling light. Loft access. Skylight.

### Living Room

11'11" x 19'7" (3.64 x 5.97 )



Laminate flooring. Two wall mounted radiators. UPVC double glazed bay window to the front aspect. Three UPVC double glazed windows to the side aspects. AGA log burner. Three wall lights. Coving. Projector.

### Bedroom One

11'5" x 10'5" (3.49 x 3.19 )



Laminate flooring. Wall mounted radiator. French doors to the rear aspect. Ceiling light / fan. Coving.

### Ensuite

5'1" x 5'6" (1.55 x 1.69 )



Vinyl flooring. Low-level WC. Wall mounted radiator. Wash hand basin. Shower cubicle with shower. Inside spotlights. Extractor fan.

## Bedroom Two

9'8" x 11'1" (2.97 x 3.38 )



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

## Bedroom Three

7'3" x 9'5" (2.23 x 2.88 )



Fitted carpet. Wall mounted electric heater. UPVC double glazed window to the front aspect. Insect Spotlight.

## Bathroom

5'3" x 6'4" (1.61 x 1.94 )



Laminate flooring. Low level WC. Wall mounted wash hand basin. Fitted bath with shower above and glass shower screen. Wall mounted ladder style towel rail. Obscured uPVC double glazed window to the side aspect. Inset spotlights.

## Outside



Externally, the property is approached via a private paved driveway providing ample off-road parking, with gated access leading through to a carport and a substantial detached garage, beyond which sits a useful workshop. To the rear, a paved patio area accessed directly from the principal bedroom offers a quiet and peaceful seating space, which then opens onto a well-maintained lawned garden. The garden continues with a combination of paved areas and established borders, creating a pleasant and enclosed outdoor setting backing onto open fields. There is also a summerhouse to the rear of the garden.

## Garage

31'11" x 11'11" max (9.75 x 3.65 max)



Electric roller door to the front aspect. Wooden door to the front aspect. Two UPVC double glazed windows to the side aspect. Power and lighting.

## Workshop

10'7" x 8'3" (3.25 x 2.52)



Carpet. Door to the side aspect. Obscured windows to the side aspect. Power and lighting.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

## 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.

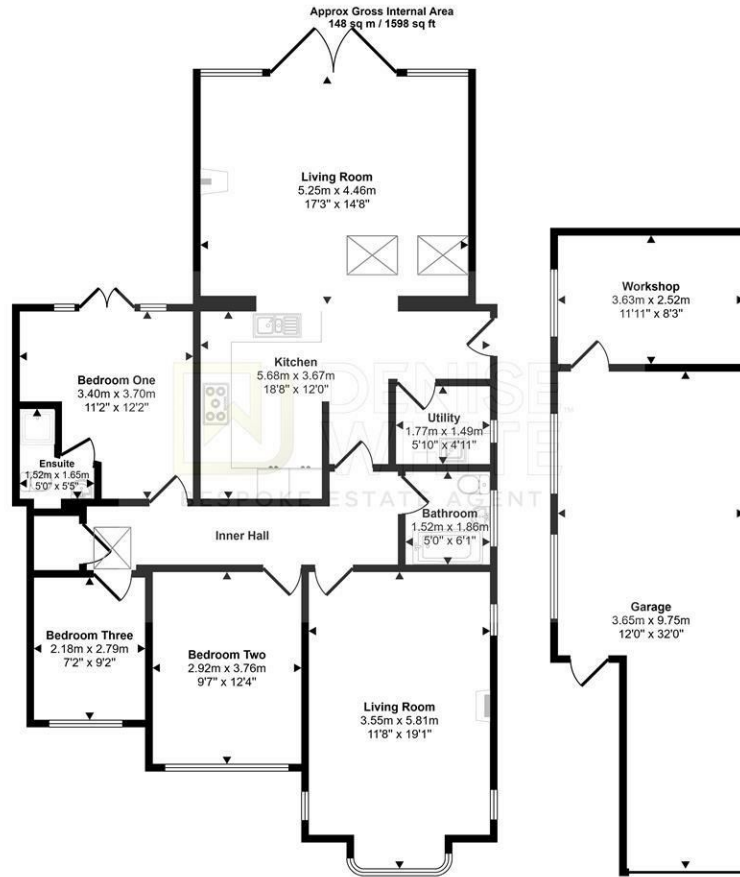
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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!

## Anti-Money Laundering & 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

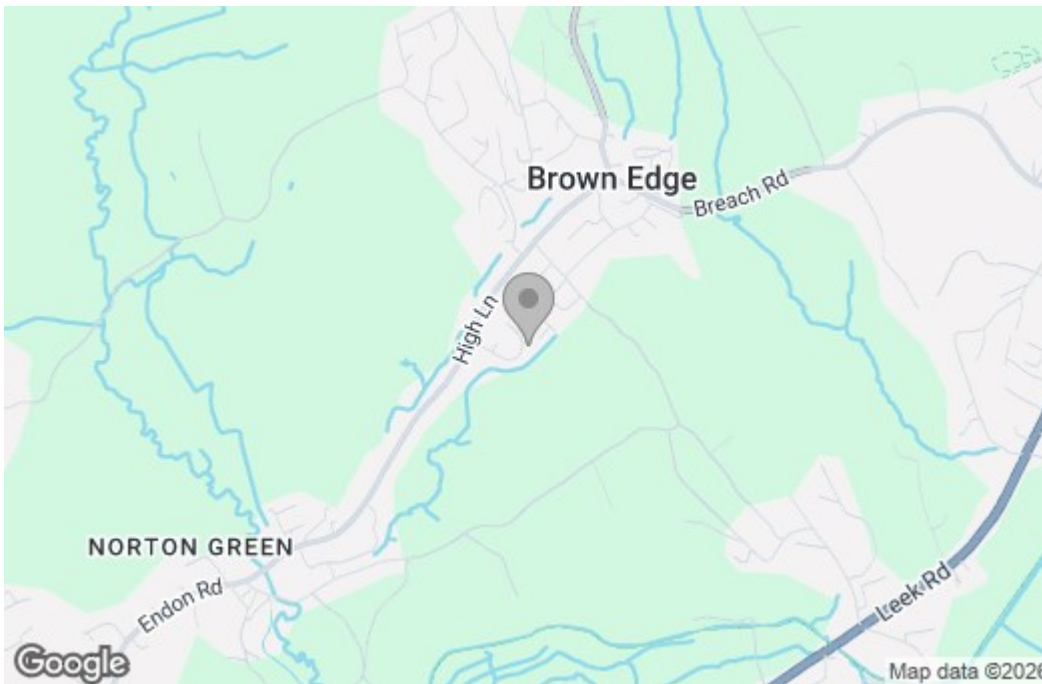


**Ground Floor**  
Approx 109 sq m / 1172 sq ft

**Garage**  
Approx 40 sq m / 426 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.