



7 Folly Lane, Leek, ST13 7DA

Guide price £260,000

GUIDE PRICE OF £260,000 - £280,000

"Contemporary living with the comfort of home."

Beautifully presented and thoughtfully modernised throughout, this versatile three-bedroom semi-detached bungalow offers stylish open-plan living in a village setting. Perfectly suited to couples, downsizers and families alike, the property combines contemporary interiors, flexible accommodation and low-maintenance outdoor space to create a home ready to be enjoyed from day one.

Denise White Estate Agents Comments

Situated on the outskirts of the popular village of Cheddleton, this exceptional three-bedroom semi-detached bungalow has been thoughtfully upgraded by the current owner to an excellent standard, creating a stylish and contemporary home perfectly suited to modern lifestyles. Offering versatile accommodation across two floors, the property combines high-quality finishes with practical living spaces, making it an ideal purchase for couples, families and downsizers alike.

The property is approached via a generous, low-maintenance paved driveway providing ample off-road parking, complemented by a mature planted border that creates an attractive first impression. Gated side access leads through to the detached single garage, providing additional parking or valuable storage space.

Stepping inside, an entrance porch with attractive stone tiled flooring offers the perfect space for coats and shoes before leading into the main accommodation.

The true heart of the home is the stunning open-plan living, dining and kitchen space, thoughtfully designed for both everyday family life and entertaining. The living area is centred around a charming log-burning stove, creating a warm and inviting focal point, while the generous dining area provides ample space for hosting family and friends. The contemporary kitchen is beautifully fitted with a range of sleek cabinetry, integrated appliances and a breakfast bar, all complemented by pleasant views over the rear garden. Direct access to the outside further enhances the seamless flow between indoor and outdoor living.

The ground floor also offers two spacious double bedrooms, with the principal bedroom enjoying a peaceful position overlooking the rear garden. These rooms are served by a stylish contemporary shower room, finished to a high standard with modern fittings.

Occupying the first floor is an impressive principal

bedroom suite, offering a spacious and private retreat complete with extensive eaves storage and a beautifully appointed en-suite bathroom featuring a freestanding bath with shower attachment, wash hand basin and WC.

Externally, the rear garden has been designed with ease of maintenance in mind, being fully stone paved to provide a generous outdoor seating and entertaining area. A substantial raised sleeper border adds interest and greenery, while a useful garden shed provides practical storage for tools and outdoor equipment.

Beautifully presented throughout and finished to an exceptional standard, this impressive bungalow offers contemporary open-plan living, versatile accommodation and low-maintenance outdoor space.

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 Porch

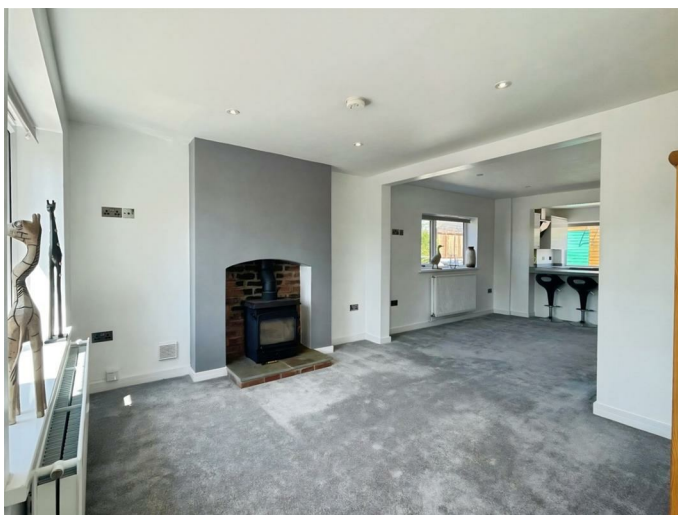
4'3" x 4'9" (1.30 x 1.45)



Stone tiled floor flooring. Composite door to the front aspect. UPVC double glazed windows to the side aspect. Ceiling light. UPVC door into: –

Living Area

10'5" x 13'10" (3.20 x 4.24)



Carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Log burner with stone hearth. Stairs to the first floor accommodation. Inset spotlights. Access into Bedroom Three. Open onto: –

Dining Area

10'10" x 12'0" (3.32 x 3.68)



Carpet. Wall mounted radiator. UPVC double glazed window to the side aspect. Inset Spotlights. Access into bedroom two. Open onto: –

Kitchen Area

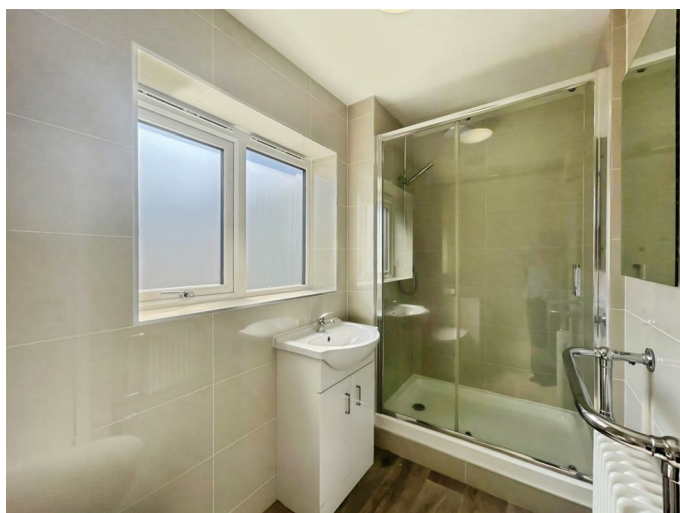
11'6" x 9'0" (3.52 x 2.75)



Laminate flooring. Wall mounted radiator. UPVC door to the rear aspect. UPVC double glazed window to the rear aspect. Range of gloss wall and base units of laminate worktops above. Integrated electric oven, induction hob with extractor above, and sink and draining unit with mixer tap above. Inset spotlights. Access into: –

Downstairs Shower Room

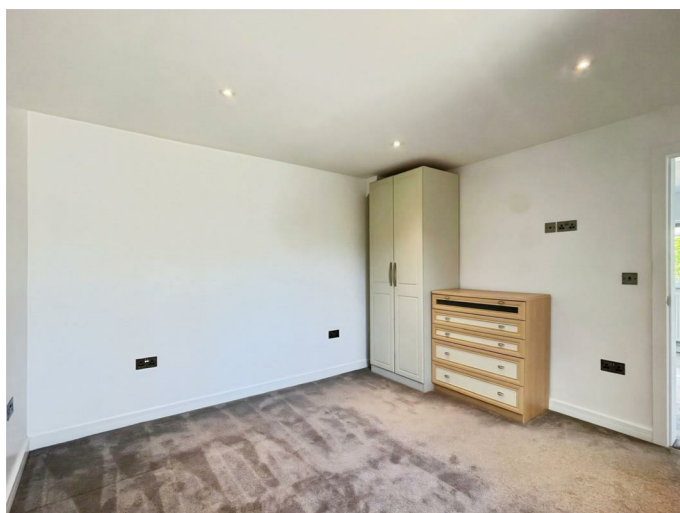
9'1" x 4'8" (2.77 x 1.43)



Laminate flooring. Fitted with a suite comprising of low-level WC, wash hand basin with storage underneath, and walk in shower with rain style showerhead. Towel rail. Obscured UPVC double glazed window to the side aspect. Extractor fan. Ceiling light.

Bedroom Two

11'1" x 11'4" (3.39 x 3.46)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Inset spotlights.

Bedroom Three

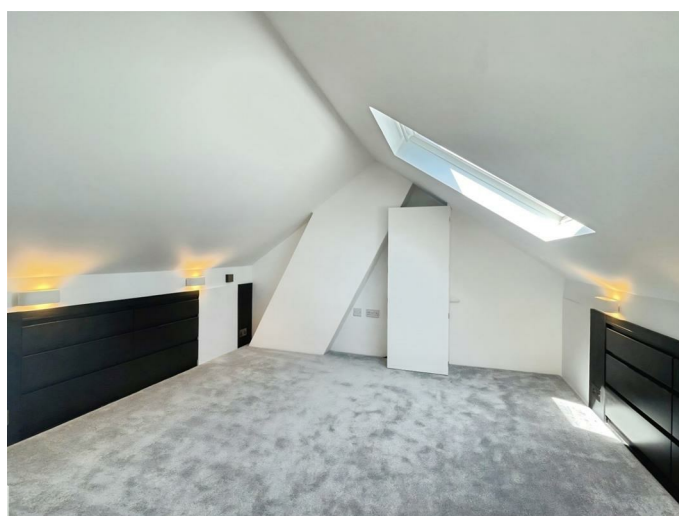
10'5" x 9'4" (3.19 x 2.86)



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Inset spotlights.

Bedroom One

9'10" x 11'2" (3.00 x 3.42)



Fitted carpet. Wall mounted radiator. Four wall lights. Under eaves storage. Wall mounted boiler. Skylight to the rear aspect.

Bathroom

9'4" x 11'1" (2.85 x 3.39)



Cushion flooring. Low-level WC. Wash hand basin with storage underneath. Roll-top claw-foot bath with freestanding tap and shower attachment. Ladder style towel rail. Ceiling light. Skylight to the rear aspect.

Garage

7'6" x 20'9" (2.30 x 6.33)



Single detached garage to the rear of the property with gated access. Up and over door to the front glass aspect.

Outside



Externally the property occupies a spacious plot with ample parking facilities to the front. Gated access leads to the side of the home to a detached single garage. The rear garden is largely paved ideal for low maintenance with a raised border to the rear aspect.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band B

No chain involved with the sale

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.

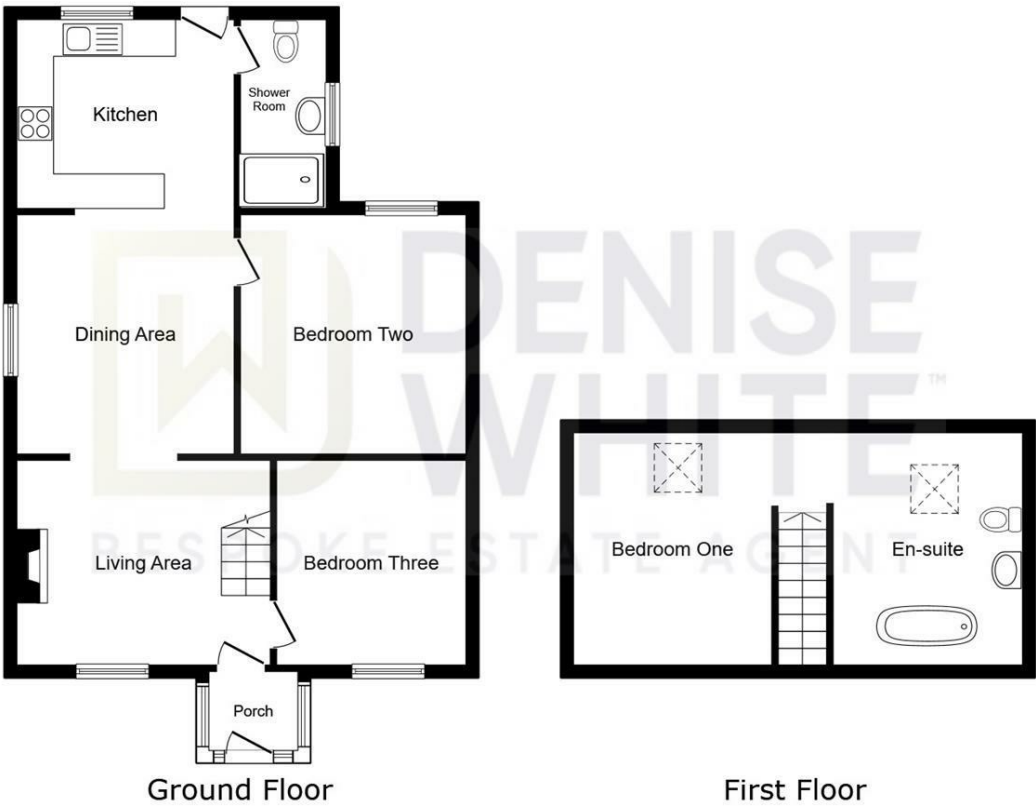
Do You Require A Mortgage?

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

Anti-Money Laundering & ID Checks

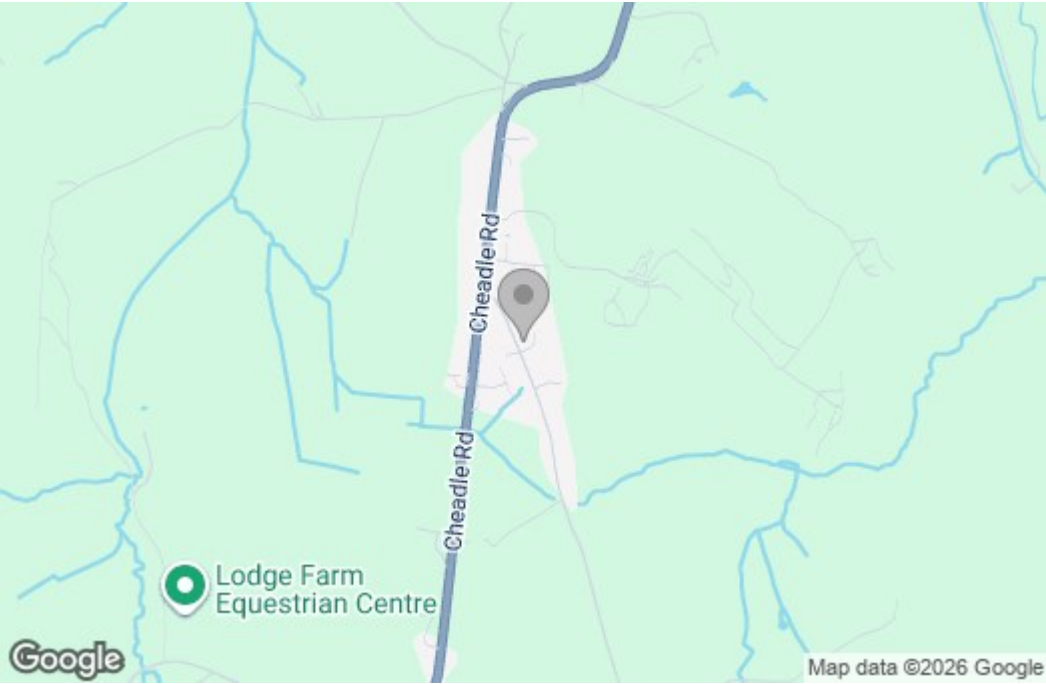
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

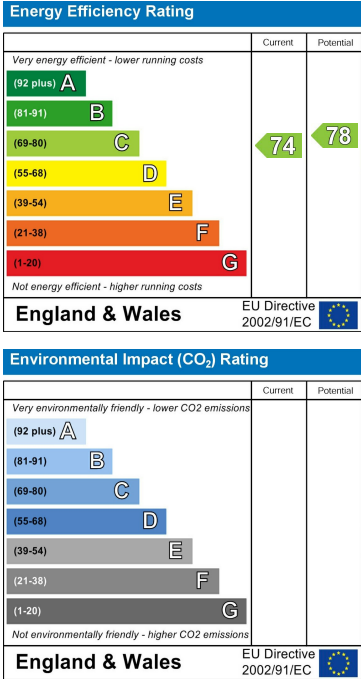


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.