



9 Chatsworth Drive, Stoke-On-Trent, ST9 0PA

Offers in the region of £250,000

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"The home should be the treasure chest of living." – Le Corbusier

Three-bedroom detached home on Chatsworth Drive, Wellington, offering spacious and practical living. Includes lounge, dining room, and kitchen with pantry. Three bedrooms and family bathroom upstairs. Driveway, garage, gardens, and field views to the rear.

Denise White Agent Comments

Located on the sought after Chatsworth Drive on the outskirts of the village of Werrington, this Three Bedroomed Family Home has been recently renovated throughout and now provides fresh, modern accommodation, ready to move straight in!

Upon entering the property, you are welcomed by a modest entrance hallway leading through to a spacious lounge, providing a comfortable setting for relaxation. There is also a separate dining room, ideal for entertaining or family meals, alongside a well-proportioned newly fitted kitchen which benefits from a useful pantry area.

To the first floor, the property comprises two generous double bedrooms and a third single bedroom, which would also lend itself well to use as a home office or study. A family bathroom completes the upstairs accommodation.

Externally, the property features a small driveway to the front, along with front and rear lawned gardens. A garage provides additional storage or parking. To the rear, the property enjoys pleasant views overlooking open fields, adding to its appeal.

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 need to go far, with open fields and stunning scenery within a short walk of the property.

Entrance Hall

5'9" x 3'10" (1.77 x 1.17)

Composite door to the front aspect. Carpet. Stairs leading to first floor accommodation. Ceiling light. Door leading into:-

Kitchen

9'1" x 8'5" (2.78 x 2.58)



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with mixer tap. Integrated four ring electric hob with extractor over and single electric oven. Vinyl flooring. uPVC window to the rear aspect. uPVC door leading to the rear garden. Ceiling light.

Dining Room

8'4" x 9'1" (2.55 x 2.78)



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

Lounge

14'0" x 12'3" (4.27 x 3.75)



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

First Floor Landing

Carpet. Airing cupboard housing the combination boiler. uPVC window to the side aspect. Ceiling light. Doors leading into:-

Bedroom One

11'1" x 10'8" extending to 12'4" max (3.39 x 3.27 extending to 3.77 max)



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

Bedroom Two

9'2":extending to 10'9" x 8'11" (2.80:extending to 3.29 x 2.74)



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

Bedroom Three

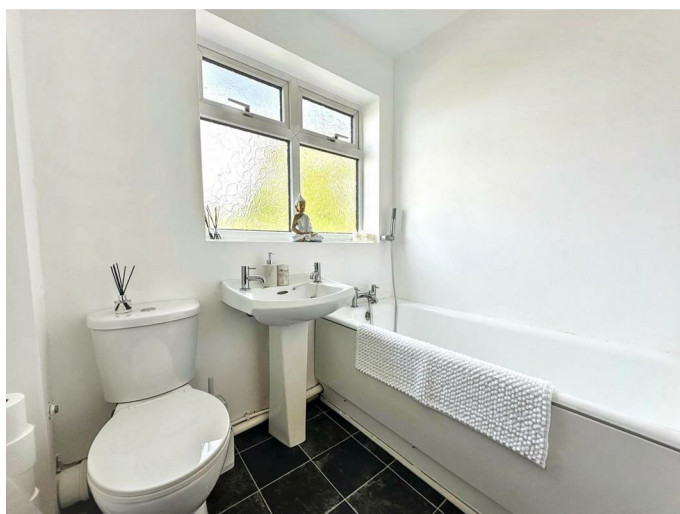
7'10" x 6'5" (2.41 x 1.96)



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

Bathroom

6'7" x 5'6" (2.03 x 1.69)



Fitted with a suite comprising of paneled bath, Low level WC and pedestal wash hand basin. Vinyl flooring. Wall mounted heated towel rail. Obscured uPVC window. Ceiling light.

Outside

To the front of the property there is a driveway providing off road parking which leads to a detached single garage located to the rear. The gardens enjoys private gardens, laid mainly to lawn, which back on to open fields providing a good degree of privacy and lovely views over the surrounding countryside.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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.

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.

You Will Need A Solicitor!

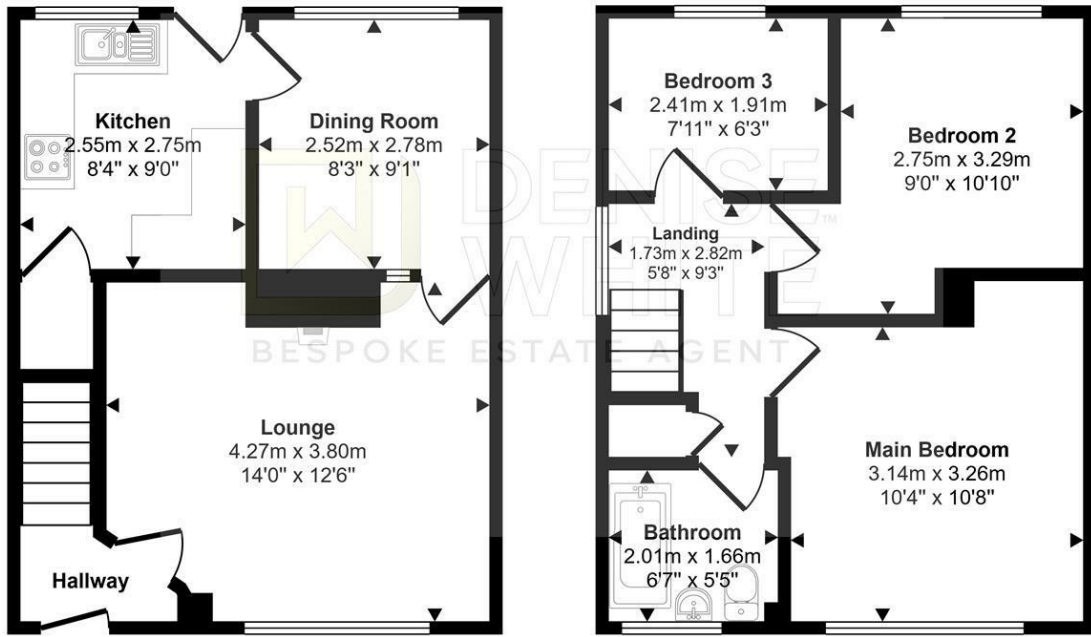
A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

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
70 sq m / 758 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft

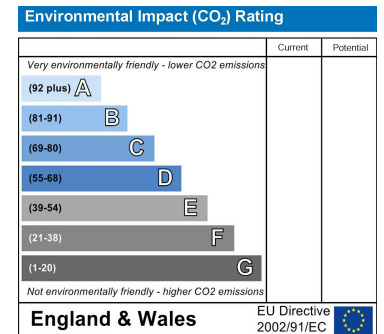
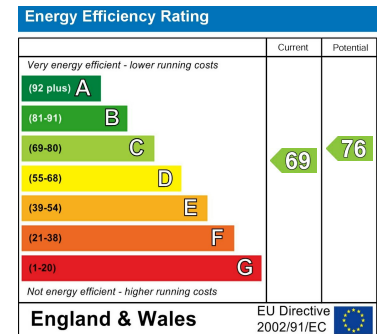
First Floor
Approx 35 sq m / 382 sq ft

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.