DENISE WHITE™
BESPOKE ESTATE AGENT









93 Willow Drive, ST13 7FG

Asking price £280,000

"A timeless blend of character, comfort and elegance, creating a home to be cherished for years to come."

An exceptional three-bedroom townhouse, occupying an attractive corner plot within the highly regarded St Edward's estate in Cheddleton. Beautifully finished throughout, the home combines timeless character with contemporary comfort, featuring elegant sash windows, high ceilings and a superbly appointed kitchen. With versatile accommodation, two allocated parking spaces and a wonderfully inviting feel, this is an ideal home for couples, families or those seeking something a little special.

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Denise White Estate Agent Comments

Situated in a particularly favourable position on the sought-after St Edward's estate in Cheddleton, this beautifully presented three-bedroom townhouse occupies an attractive corner plot and offers an exceptional blend of character, quality and contemporary living. Boasting thoughtfully designed accommodation, an impressive specification throughout and the convenience of two allocated parking spaces, this is a home that has been finished to an outstanding standard and is ready to be enjoyed.

Upon entering, you are greeted by a spacious entrance hallway, providing a welcoming introduction to the home and access to the first-floor accommodation. The ground floor flows seamlessly through to the kitchen, utility room and impressive lounge diner, creating a layout that is both practical and well suited to modern living. The kitchen is a particularly standout feature, having been thoughtfully designed and fitted with an excellent range of quality integrated appliances, granite worktops, an induction hob, integrated wine fridge and breakfast bar, all complemented by an attractive outlook towards the rear. A useful utility room sits alongside, while the spacious lounge diner provides a wonderful setting for both everyday living and entertaining, with its high ceilings, elegant sash windows and dual-aspect arrangement allowing an abundance of natural light to fill the room. The ground floor also benefits from underfloor heating, excluding the lounge diner.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en suite shower room and a pleasant outlook towards the rear. Bedroom two offers a comfortable double room overlooking the front, while bedroom three, currently utilised as a dressing room, provides further flexibility to suit a variety of needs.

Combining a n exceptional finish, charming character features, generous proportions and a desirable position within the estate, this is a truly inviting home offering a wonderful balance of style, comfort and practicality.

Location



Positioned in a particularly favourable position on Willow Drive on the sought-after St Edward's estate in Cheddleton.

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.

Why We Love This Home!



There is so much to appreciate about this beautifully finished townhouse, from the exceptional quality of the kitchen to the characterful high ceilings and elegant sash windows that give the home such a distinctive feel. The generous proportions, wonderful natural light and carefully considered finish throughout create a home that feels both sophisticated and welcoming. With a fantastic kitchen, inviting lounge diner, three versatile bedrooms and the added convenience of two allocated parking spaces, this is a property that feels effortlessly ready to move into and enjoy. A home that combines character, comfort and quality in equal measure.

Entrance Hallway



Tiled flooring. Stair access leading up to first floor accommodation. Ceiling light. Doors leading into:-

Kitchen

13'11" x 7'5" (4.25 x 2.27)



Fitted with a range of wall and base units incorporating granite worktops over. Drainer sink unit with filtered water tap. Integrated wine fridge. Integrated dishwasher. Integrated Neff oven, CircoTherm and microwave. Induction hob. Space for fridge freezer. Tiled flooring. Double glazed sash window to the rear aspect. Ceiling light.

Utility

7'1" x 2'9" (2.16 x 0.84)



Tiled flooring. Plumbing for washing machine. Obscured double glazed sash window. Ceiling light.

Lounge Diner

20'8" x 11'9" (6.32 x 3.59)



Carpet. Electric heaters. Double glazed sash windows to the front, side and rear aspect. Picture Rail. Ceiling lights.

First Floor Landing



Carpet. Ceiling lights. Doors leading into:-

Principal Bedroom

12'4" x 10'9" (3.77 x 3.29)



Carpet. Double glazed sash windows to the side and rear aspects. Ceiling light. Door leading into:-

En Suite

8'8" x 4'4" (2.66 x 1.34)



Fitted with a suite comprising of Shower cubicle with electric shower, low level WC, Pedestal wash hand basin. Laminate flooring. Heated towel rail. Obscured double glazed sash window. Ceiling light.

Bedroom Two

10'4" x 8'0" (3.16 x 2.45)



Carpet. Electric heater. Double glazed sash windows to the front and side aspects. Ceiling light.

Bedroom Three

13'11" x 6'8" (4.25 x 2.05)



Carpet. Electric heater. Double glazed sash windows to the front aspect. Ceiling light.

Bathroom

8'6" x 5'3" (2.60 x 1.62)



Fitted with a suite comprising of bath with shower attachment, pedestal wash hand basin, low level WC. Laminate flooring. Heated towel rail. Ceiling light.

Agents Notes

Tenure: Leasehold
Services: Electric Heating, Mains Water, Mains Electricity, Mains Drainage
Council Tax: Staffordshire Moorlands Band C

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



"Work hard. Stay humble. Always be kind" - Denise White

Property is personal and so is our approach. Led by Denise White, our experienced team combines honest advice, local knowledge and standout marketing to help people move with confidence. More than property, it's about people, homes and the next chapter.

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?

Let's get you moving. With honest advice, standout marketing and a proactive, experienced team, we'll

showcase your home, find the right buyer and keep your sale moving, all starting with a free market appraisal.

Property To Let?
Great marketing. The right tenant. Everything taken care of. Choose from Let Only, Rent Collection or Fully Managed services, tailored to you, your property and how hands-on you want to be.

You Need A Solicitor!
The right solicitor keeps your move moving. We work with trusted conveyancing professionals and can arrange a quote to help get you sale-ready.

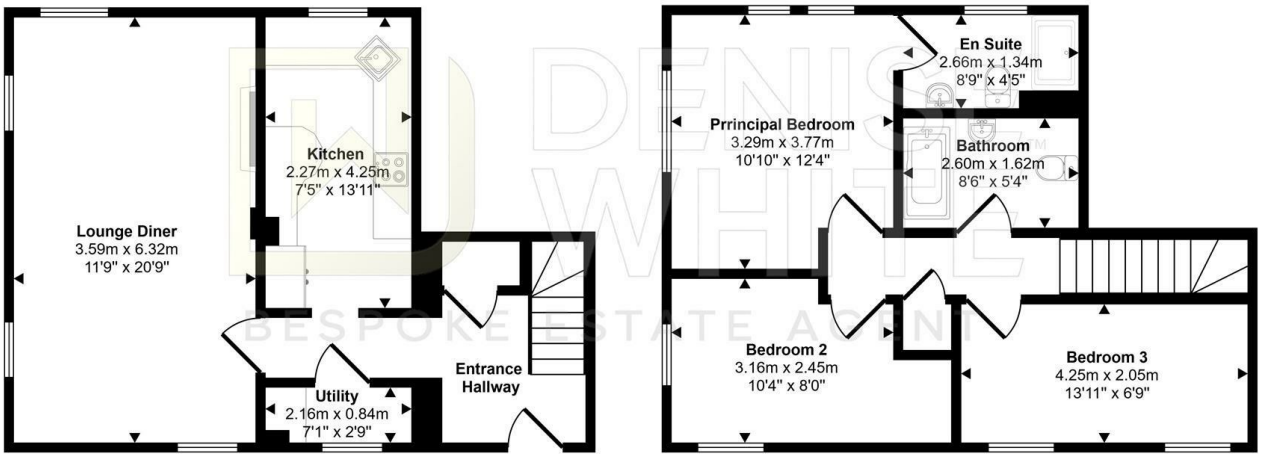
Do You Need A Mortgage?
Know your budget. Understand your options. Move with confidence. We can introduce you to a trusted mortgage adviser who will help you find the right way forward.

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.

CGI & AI-Enhanced Imagery Disclaimer
Some images may have been digitally enhanced or virtually staged using CGI or Artificial Intelligence (AI) for illustrative purposes only. These images may not reflect the property's current appearance or contents. Original, unedited photographs are provided for comparison, and AI imagery is identified within the listing.

Floor Plan

Approx Gross Internal Area
91 sq m / 985 sq ft



Ground Floor
Approx 45 sq m / 487 sq ft

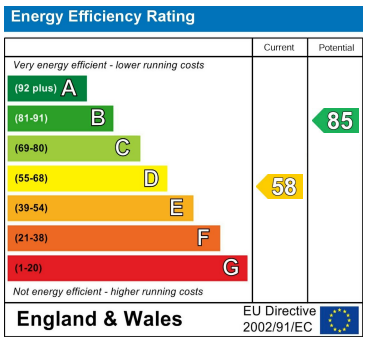
First Floor
Approx 46 sq m / 498 sq ft

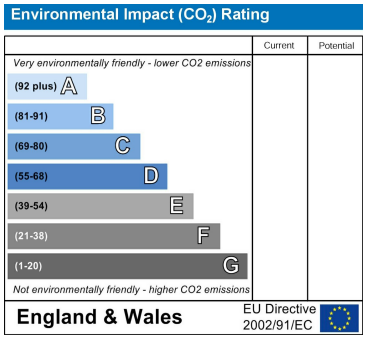
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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