



**20 Woodland Avenue, Norton Le Moors, Stoke-On-Trent, ST6 8ND**

**Asking price £350,000**

"Modern design meets timeless elegance, where the past enhances the present."

Discover the perfect blend of traditional charm and contemporary living in this beautifully maintained 1930s semi-detached home. With spacious interiors and stunning outdoor views, this property invites you to experience a lifestyle of comfort and elegance

## Denise White Agent Comments



Located in a highly sought-after residential area of Norton le Moors, this beautifully maintained 1930s semi-detached home has been extended and refurbished by the current owners to provide a stunning family home.

As you step inside, you are welcomed via a bespoke handmade front door, crafted by a local artisan, which opens into an inviting entrance hall leading to spacious ground floor accommodation and a staircase rising to the first floor.

The lounge, positioned at the front, exudes warmth and comfort, while the rear of the home features a recently extended open-plan kitchen, dining and living area that is perfect for family gatherings or entertaining. The contemporary kitchen is equipped with an extensive range of wall and base units, quality work surfaces, and integrated appliances. Bifold doors open up to the rear garden, offering breath-taking south-facing views over the surrounding countryside, creating an ideal space for relaxing or hosting family and friends. There is also an excellent size utility room, designed in the same style as the kitchen, and a newly fitted ground floor shower room adds convenience for everyday living.

On the first floor, the landing leads to three well-proportioned bedrooms and a modern bathroom featuring a stunning roll-top freestanding bath, W.C., and wash hand basin, with stylish décor and part-tiled walls.

The property also benefits from a large loft space, fully boarded and insulated to a high standard, providing excellent storage and offering potential for conversion, subject to any necessary consents. The loft is accessed via two separate access points, enhancing its practicality.

Externally, the property boasts a generous driveway providing ample parking and access to the garage. The landscaped rear garden features a raised decked patio area, perfect for alfresco dining, overlooking a lush lawn and the picturesque open views of the grazing land beyond.

Further enhancing the property's potential, there is full planning permission granted for a side extension, offering scope to create an additional reception room or bedroom, depending on requirements.

## Location



Norton le Moors is a highly regarded residential area, popular with families and professionals alike, offering a balance of semi-rural surroundings and excellent accessibility.

The property is ideally positioned within a short distance of well-regarded local schools, including those in Brown Edge and Endon, making it particularly appealing for families.

For commuters, the location is exceptionally convenient, with the nearby towns of Congleton,

Biddulph and Leek all accessible within approximately 15 minutes by car, offering a range of amenities, shopping facilities and transport links.

Woodland Avenue itself is known for its peaceful setting and pleasant country-style feel, with open views and nearby green spaces enhancing the sense of space and tranquillity, while still being within easy reach of everyday conveniences.

### Entrance Hallway



Tiled flooring. Wall mounted radiator. Stair access leading to 1st floor accommodation. Access to storage. Access to lounge. Access to utility. Access to kitchen. Ceiling light.

### Lounge

13'5" x 10'3" max (4.11 x 3.13 max )



Wood tiled flooring. Wall mounted radiator. Bay window. UPVC double glazed window to the front aspect. Fireplace. built-in bookcases. Wall light. Ceiling light.

### Kitchen

13'3" x 9'8" (4.04 x 2.97 )



Tiled flooring. Wall mounted radiator. Fitted with a range of wall and base units, with work surfaces over. Space for fridge freezer. Gas hob. Zanussi microwave. Zanussi oven. Open plan access into the Living/Dining/Garden room. Ceiling light and concealed lighting.

### Living/Dining/Garden Room

17'7" x 18'6" (5.36 x 5.65 )



Tiled flooring. Wall mounted radiators. bifold doors to the rear and side aspect. Ceiling light

### Utility

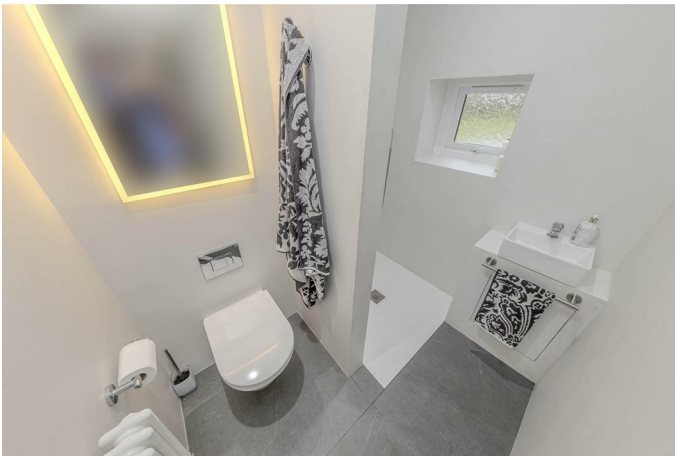
14'0" x 6'9" (4.28 x 2.08 )



Tiled flooring. Wall mounted radiator. Fitted with a range of wall and base units. Drainer style sink unit. Integrated hot point washer dryer. integrated dishwasher. Boiler access. Inset spotlights. skylight window. Access to outside.

### Shower Room

6'5" x 5'1" (1.97 x 1.56 )



Wall mounted radiator. WC. Walk-in shower. Shower attachment. Wash hand basin. Obscured UPVC double glazed window. Inset Spotlight.

### First Floor Landing



Fitted carpet. UPVC obscured double glazed window to the side aspect. Ceiling light.

### Bedroom One

14'1" x 9'2" (4.31 x 2.81)



Fitted carpet. Wall mounted radiator. Fitted wardrobes. UPVC double glazed window to the rear aspect. Ceiling fan light.

## Bedroom Two

13'6" x 11'0" (4.13 x 3.37 )



Fitted carpet. Wall mounted radiator. UPVC double glazed bay window to the front aspect. built-in storage. Built-in bookcase. Ceiling light.

## Bedroom Three

9'4" x 6'11" (2.85 x 2.12 )



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

## Bathroom

6'11" x 6'0" (2.12 x 1.85 )



Laminate flooring. Wall mounted radiator. WC. Pedestal style wash handbasin. Free standing roll top bath. Obscure UPVC double glazed window to the front aspect. Built in storage. . Ceiling light.

## Outside



A generous, freshly surfaced driveway provides ample off-road parking for four cars which also leads to an attached garage, while neat borders and modern fencing create a smart and welcoming approach.

To the rear, the home truly comes into its own. A striking modern extension with full-width bi-folding doors opens out onto an expansive raised decked terrace—perfect for alfresco dining, entertaining or simply relaxing. The outdoor space is enhanced by a charming tiered water feature, multiple seating areas and well-maintained lawned gardens that offer both privacy and open views. Mature planting

and thoughtful landscaping give the garden a balanced, inviting feel, ideal for families or those who love to host.

Overall, this is a standout property with exceptional curb appeal and a superb, contemporary outdoor lifestyle space.

### **Planning Permission Notes**

Reference 67915/FUL

### **Agent Notes**

Tenure: Freehold

Services: All mains services connected

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 Denise White Estate Agents**



"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 Or Rent?

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 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.

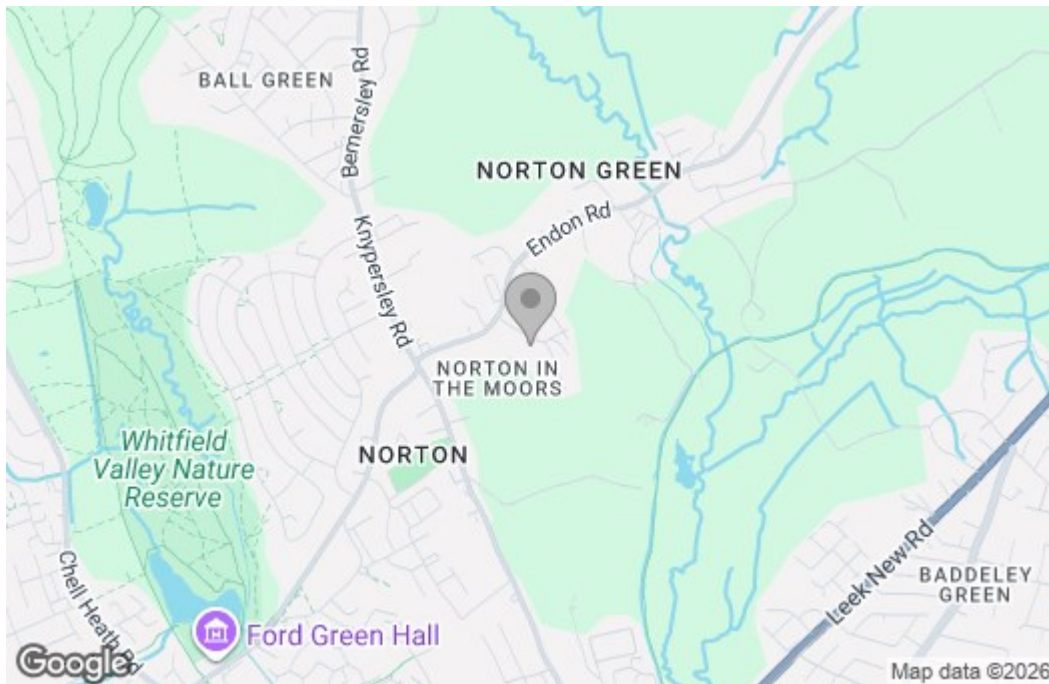
## Need A Mortgage Advisor?

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

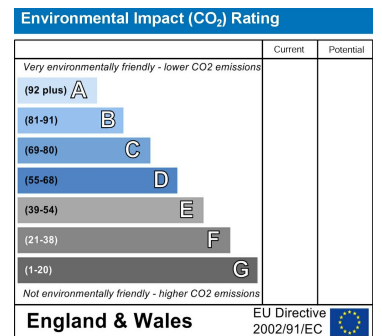
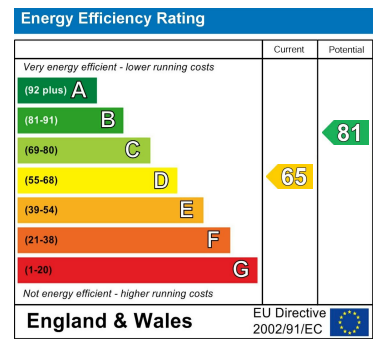
## Floor Plan



## Area Map



## Energy Efficiency Graph



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