DENISE WHITE™
BESPOKE ESTATE AGENT









Bluebell House Cheddleton Road, Staffordshire, ST13 5QZ

£570,000

"It takes hands to build a house, but only hearts can build a home"

An exclusive individually designed self build property located in the popular Birchall area of Leek. Within walking distance of Birchall Golf Course and the popular All Saints First School, and a stones throw from Birchall Playing Fields. This property boasts all the keys features of an Ideal Family Home!

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Denise White Estate Agents Comments

"Bluebell House" is an Individually Designed Family Residence built by the current owners in 2009, located in the highly regarded and much sought after area of Birchall, on the outskirts of the market town of Leek.

The property has been designed to flow with spacious living spaces which have been finished with quality fixtures and fitting throughout, including oak flooring and doors, travertine floor tiles and granite worktops to the kitchen.

As you enter the property you are welcomed by a generous Entrance Hall from which stairs lead to the First Floor and doors provide access to the Lounge, Kitchen and downstairs WC. The Lounge sits at the front of the property with a Bay Window and double doors which lead through to the Dining Room. The Dining Room opens on to the Rear Garden through French Doors and also leads through to the Breakfast Kitchen which is fitted with handcrafted units finished with Granite Worktops and Travertine Floor Tiles underfoot, complete with underfloor heating. Off of the Kitchen the Inner Hallway leads to a Utility Shower Room and also provides internal access to the Garage.

The First Floor provides Three Sizeable Bedrooms and a Family Bathroom. Bedroom One benefits from an En-Suite Shower Room and a large storage cupboard which could easily be utilized as a walk in wardrobe. Bedrooms Two and Three both are both serviced by Jack and Jill Shower Room. Bedrooms Four and Five are located on the Second Floor togethers with an En-Suite WC.

Externally the property is approached over a Tarmac Driveway which provides ample off road parking and leads to an Integral Garage. There is also a raised garden area well stocked with mature shrubs and bushes. Gated access to the side of the property leads to the rear garden, which provides a lovely private space for the family to relax, children to play and friends to gather.

Location

Situated on the outskirts of the market town of Leek in the highly regarded Birchall area, within close proximity to Birchall Golf Club and the popular All Saints First School.

Known as the 'Queen of the Staffordshire Moorlands', Leek is a former textile town with a long and fascinating history.

The unspoilt town centre offers a refreshing alternative from modern shopping malls and has a wealth of independent shops, including former silk mills housing antique and reproduction pine centres, as well as traditional and contemporary furnishings.

Delicious local produce can be found in abundance at traditional butchers, bakers, greengrocers, delicatessens and cafes. Leek is also home to speciality producers of condiments, confectionery, preserves, wine, whisky, craft beers and the traditional Staffordshire oatcake.

Traditional markets abound, both indoors in the beautifully restored Victorian Butter Market and outdoors in the Market Place, offering everything from general goods, antiques and collectables to fine foods and special 'Totally Locally' Sunday markets. And when it comes to wining and dining, you can choose from a tempting selection of cafés, real ale pubs and restaurants.

Further afield, you'll find the unique, tooth-like rock formations of The Roaches, Rudyard Lake with its picturesque setting and narrow gauge railway and Tittesworth Water, a popular and accessible attraction for visitors of all ages.

Entrance Hall

Composite entrance door to the front aspect. Oak flooring. uPVC window to the side aspect. Two radiators. Three ceiling lights. Understairs storage cupboard off. Stairs off to the first floor. Doors leading into: –

Lounge

18'4" x 13'0" (5.59 x 3.97)

Oak flooring. Radiator. uPVC bay window to the front aspect. Gas wood burning effect stove on a stone tiled hearth with wooden mantle. Double doors leading to the Dining Room. Ceiling light.

WC

6'2" x 2'10" (1.90 x 0.87)

Fitted with a low-level WC and vanity wash hand basin unit. Solid oak flooring. Part tiled walls. Radiator. Ceiling light.

Breakfast Kitchen

22'0" x 12'6" (6.72 x 3.83)

Fitted with a range of wall and base units with granite worktops over incorporating a double Belfast sink unit with mixer tap. Integrated dishwasher. Space for range style cooker with extractor hood over. Space for American style fridge freezer. Travertine tiled floor with underfloor heating. uPVC French doors leading to the rear garden. uPVC window to the rear aspect. Ceiling spotlights. Radiator. Door leading to the inner hallway and into: –

Dining Room

12'6" x 12'11" (3.83 x 3.95)

Oak flooring. Radiator. uPVC French doors to the rear garden. Ceiling light.

Inner Hall

Travertine tiled flooring. Built-in storage unit. Internal door leading to the garage. Ceiling spotlight. Door leading into: –

Utility Shower Room

10'10" x 4'8" (3.32 x 1.44)

Fitted with wall and base units with worktops over incorporating a Belfast sink unit with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Travertine tiled flooring. Radiator. Corner shower cubicle with drencher showerhead. Ceiling light.

First Floor Landing

Carpet. Radiator. uPVC window to the front aspect. Stairs off to the second floor. Doors leading into: –

Bedroom One

19'8" x 12'11" (6.01 x 3.96)

Oak flooring. uPVC window to the front aspect. Obscured uPVC window to the side aspect. Two ceiling lights. Large storage cupboard off. Door leading into: –

Ensuite Shower Room

8'11" x 6'6" (2.74 x 1.99)

Fitted with a suite comprising of low-level WC, wall mounted vanity wash hand basin and corner shower cubicle. Tiled flooring. Part tiled walls. Radiator. Obscured uPVC window to the rear aspect. Ceiling light.

Bedroom Two

14'4" x 12'6" (4.38 x 3.83)

Carpet. Radiator. uPVC window to the rear aspect. Ceiling spotlights. Door leading into the Jack and Jill shower room.

Bedroom Three

14'1" x 13'1" (4.30 x 3.99)

Oak flooring. Radiator. uPVC window to the front aspect. Ceiling light. Leading into: –

Jack and Jill shower Room

10'8" x 4'7" (3.26 x 1.42)

Heated with a suite comprising of low-level WC, pedestal wash hand basin and shower cubicle with drencher showerhead. Tiled flooring. Fully tiled walls. Ceiling spotlights. Obscured uPVC window to the side aspect. Wall mounted heated towel rail.

Family Bathroom

8'8" x 7'4" (2.66 x 2.24)

Fitted with a suite comprising of low-level WC, pedestal wash hand basin, panelled bath and shower cubicle. Tiled flooring. Fully tiled walls. Obscured uPVC window to rear aspect. Wall mounted heated towel rail. Ceiling spotlights.

Second Floor Landing

Carpet. Ceiling light. uPVC window to the front aspect. Doors leading into: –

Bedroom Four

15'1" x 11'4" (4.61 x 3.46)

Oak flooring. Radiator. uPVC window to the front aspect. Two Velux windows to the rear aspect. Ceiling spotlights. Door leading into: –

WC

Fitted with a low-level WC and pedestal wash and basin. Tiled flooring. Part tiled walls. Radiator. Ceiling light.

Bedroom Five/Study

15'1" x 8'5" (4.61 x 2.59)

Oak flooring. Fitted with a range of built in office furniture. Under eaves storage area off. Radiator. Velux window to the rear aspect. Ceiling spotlights.

Outside

The property is approached over a tarmac driveway which provides ample off road parking and leads to:-

Garage

17'3" x 14'1" (5.26 x 4.30)

Remote controlled electric up and over door to the front aspect. Power and Light. Internal door leading to the Inner Hallway.

Gardens

To the rear of the property there is a good sized private and enclosed garden area. A paved patio provides the perfect outdoor seating area for alfresco dining in the warmer months and steps lead to a lawned garden bordered with mature shrubs and bushes. There is also gated access to the side of the property and an outside tap.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band G

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

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advise with any information on the local property market and the local area.

Steph Dunn-Fox, who listed this property, is one of the Market Specialists here at Denise White Bespoke Estate Agents. Steph has worked in the industry for over 13 years and has a wealth of experience in all aspects of estate agency.

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 advice.

House To Sell?

We can arrange a 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 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.

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,

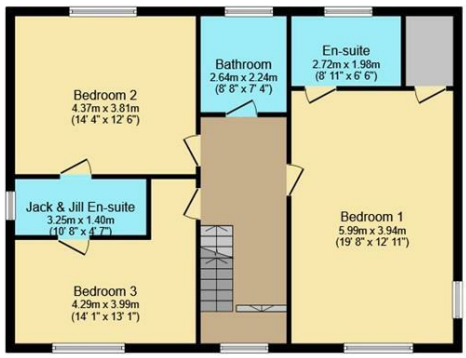
to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Floor Plan



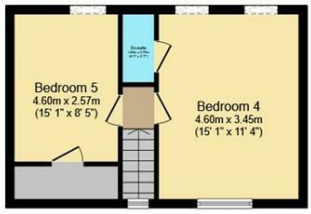
Ground Floor

Floor area 108.0 sq.m. (1,163 sq.ft.) approx



First Floor

Floor area 87.3 sq.m. (939 sq.ft.) approx



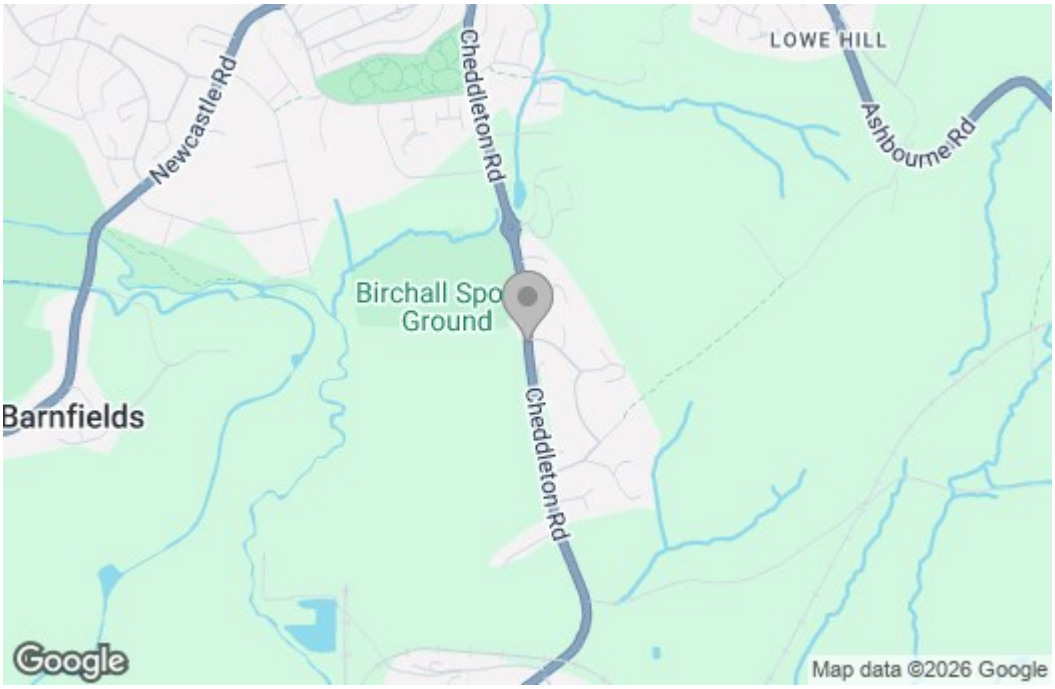
Second Floor

Floor area 32.0 sq.m. (344 sq.ft.) approx

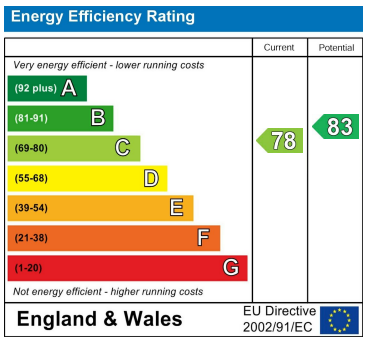
Total floor area 227.3 sq.m. (2,446 sq.ft.) approx

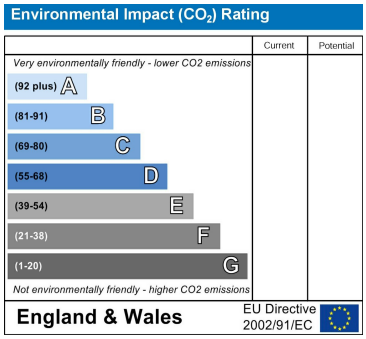
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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