



## 17 Churnet View, Uttoxeter, ST14 5FT

Asking price **£180,000**

CALL US TO ARRANGE A VIEWING 9AM - 9PM 7 DAYS A WEEK!

"No matter who you are or where you are, instinct tells you to go home." – Laura Marney

A well-presented two-bedroom semi-detached home on Churnet View, Bramshall Meadows, featuring a bright lounge with garden access, a fitted kitchen, downstairs WC, two double bedrooms, and an enclosed rear garden—ideal for first-time buyers, small families, or investors.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL

01538 381 772 | 01782 901 088 | 07854643365 | [denisewhite@denise-white.co.uk](mailto:denisewhite@denise-white.co.uk) | [www.denise-white.co.uk](http://www.denise-white.co.uk)

### Denise White Agent Comments

Welcome to this beautifully presented two-bedroom semi-detached property, ideally located on Churnet View in Bramshall Meadows, Uttoxeter.

As you enter the home, you are greeted by a spacious entrance hallway, setting the tone for the well-maintained accommodation throughout. From here, you are led into a practical and fully fitted kitchen, offering ample storage and workspace for everyday living. The hallway also provides access to a convenient downstairs WC.

To the rear of the property, the bright and inviting lounge is filled with natural light and offers direct access out to the garden—creating a great space for both relaxing and entertaining.

Upstairs, the landing leads to two well-proportioned double bedrooms, with the second bedroom benefiting from fitted wardrobes. Completing the first floor is a family bathroom, finished in a modern and functional style.

Externally, the property features an enclosed rear garden, comprising a lawn area and a small patio seating space—perfect for enjoying the outdoors with minimal upkeep.

Overall, this is a well-presented home, ideal for first-time buyers, small families, or investors alike.

### Location

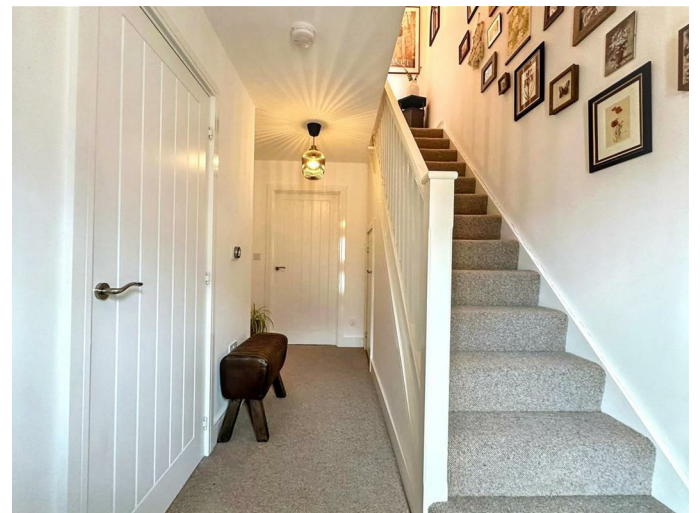
Nestled in the heart of Staffordshire, the historic market town of Uttoxeter offers an appealing blend of traditional charm and modern convenience, making it an increasingly popular choice for homebuyers. The town boasts a wide range of everyday amenities, including independent shops, well-known supermarkets, cafés, and restaurants, alongside leisure facilities such as a modern gym and cinema. Families are well catered for with a selection of respected primary and secondary schools, while excellent transport links provide easy access to nearby centres such as Stoke-on-Trent, Derby and Stafford.

Uttoxeter is perhaps best known for the renowned Uttoxeter Racecourse, which hosts a calendar of popular racing events throughout the year, contributing to the town's vibrant social scene. For those who enjoy the outdoors, the surrounding countryside offers a wealth of scenic walks and rural pursuits, with the breathtaking landscapes of the Peak District National Park just a short drive away. The town also benefits from a regular market, reflecting its rich heritage and strong sense of community.

Combining accessibility, local character, and a relaxed pace of life, Uttoxeter presents an attractive setting for a wide range of buyers, from families and professionals to those seeking a more tranquil lifestyle within easy reach of key regional hubs.

### Entrance Hall

14'4" x 6'5" (4.39 x 1.97)



Carpet. Radiator. Storage cupboard. Stairs leading up to first floor accommodation. Composite door to the front aspect. Ceiling lights. Doors leading into: –

## Kitchen

9'4" x 7'2" (2.85 x 2.19)



Fitted with a range of wall and base units, with work surfaces over incorporating a double stainless steel sink unit. Integrated single electric oven and gas hob with extractor over. Plumbing for washing machine and space for fridge freezer. Karndean flooring. Radiator. uPVC window to the front aspect. Ceiling light.

## WC

5'9" x 4'8" (1.76 x 1.43)



Fitted with a Low-level WC and pedestal wash hand basin. Karndean flooring. Radiator. Ceiling light.

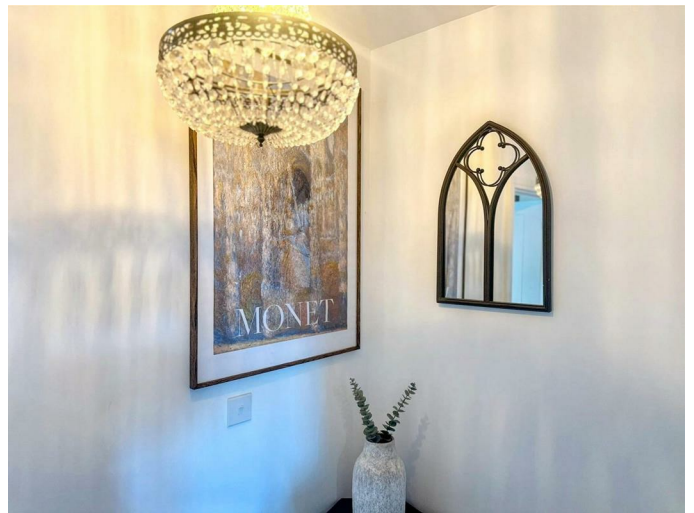
## Lounge

14'0" x 12'3" (4.27 x 3.74)



Carpet. Radiator. uPVC window to the rear aspect. uPVC door leading to garden. Ceiling lights.

## First Floor Landing



Carpet. Ceiling light. Loft access. Doors leading into:-

### Bedroom One

14'0" x 9'11" (4.28 x 3.04)



Carpet. Radiator. Fitted wardrobes. uPVC windows to the front aspect. Ceiling light.

### Bedroom Two

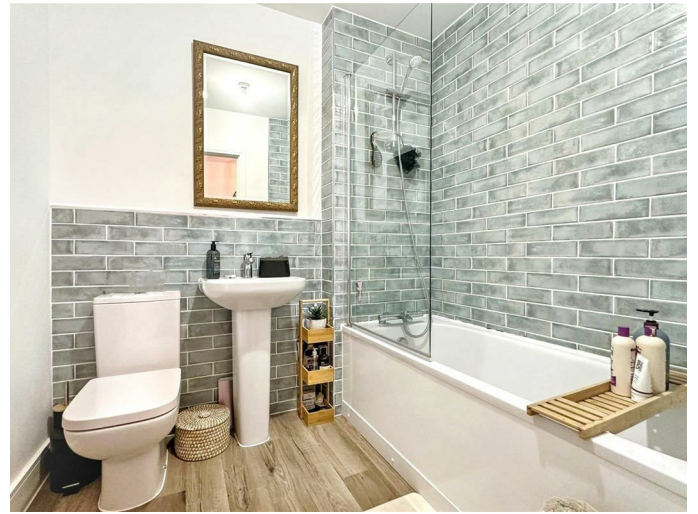
10'7" x 10'2" minimum (3.25 x 3.10 minimum )



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

### Bathroom

6'10" x 6'1" (2.10 x 1.87)



Fitted with a suite comprising of low-level WC, pedestal wash hand basin, and bath with shower attachment. Karndean flooring. Heated towel rail. Partially tiled walls. Ceiling light.

### Outside



To the front of the property there is a private driveway providing off road parking for two vehicles. Gated access to the side leads to a well-maintained rear garden, featuring a neatly kept lawn alongside a patio seating area—ideal for outdoor dining and relaxing. The garden is fully fenced, offering a good degree of privacy, and also includes a useful timber storage shed.

### Agent Notes

\*Eligibility Criteria Applies\* - Only those that fulfil

the below criteria may be eligible to purchase this home:

A combined maximum household income of £60,000 per annum and capital savings of less than £20,000.

You must intend to occupy the dwelling as your sole residence.

You must be able to demonstrate a 'local connection' to East Staffordshire (including living in the area for at least 5 years or a need to be close to relatives for support purposes or be able to prove there is a need for a household member to live close to their workplace.

Tenure: Freehold

Services: All mains services connected

Council Tax: East Staffordshire Council Band B

#### **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.

#### **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

## 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.

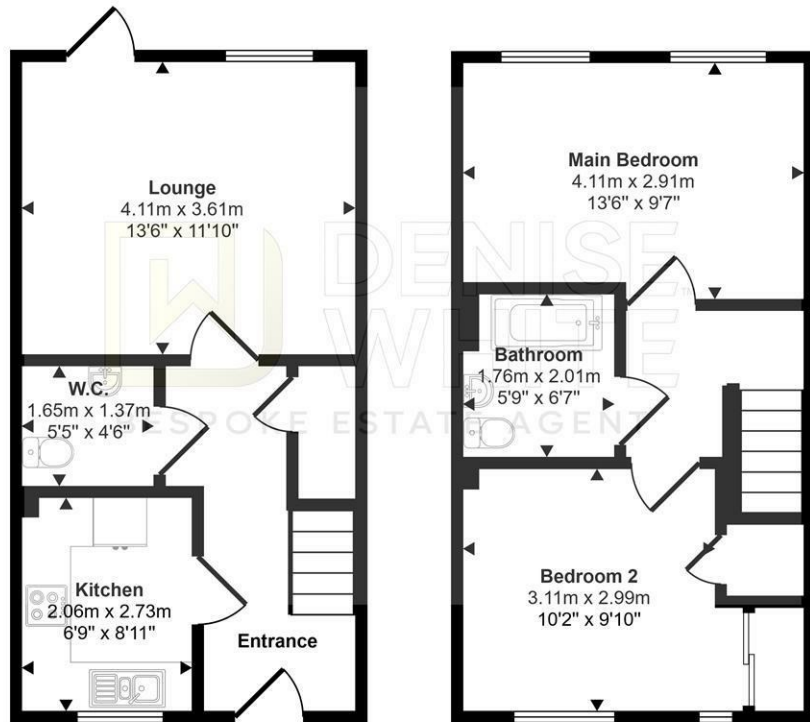
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## 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  
66 sq m / 712 sq ft

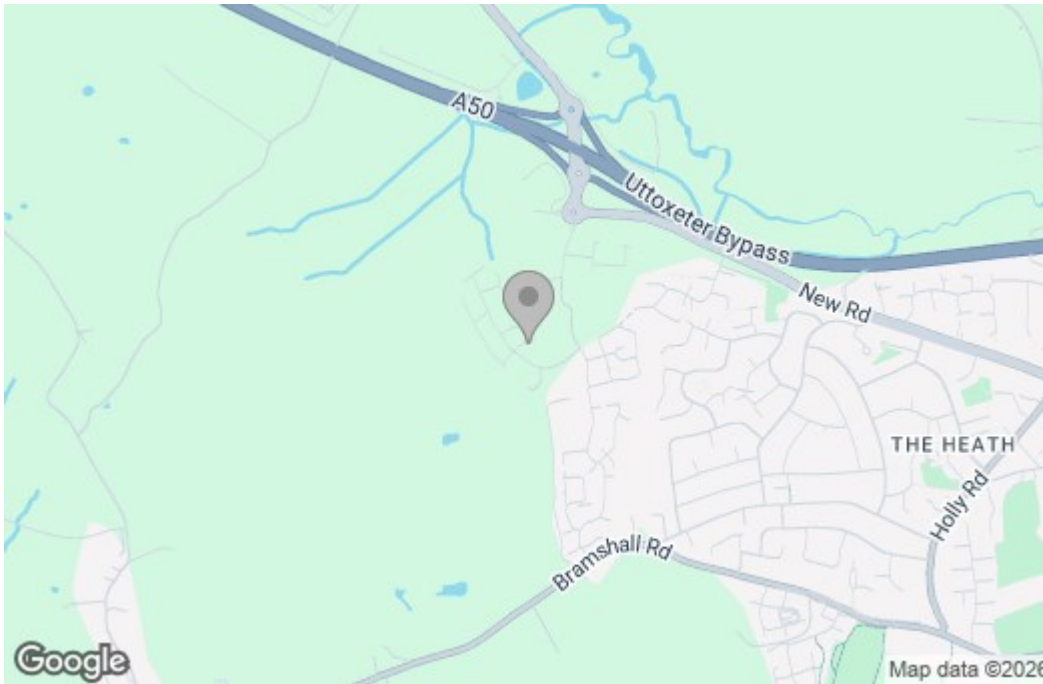


Ground Floor  
Approx 33 sq m / 354 sq ft

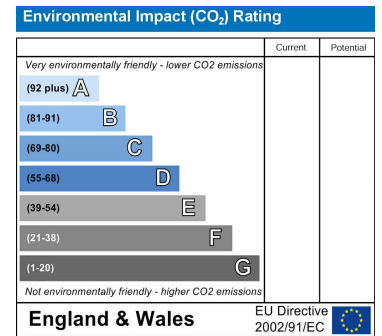
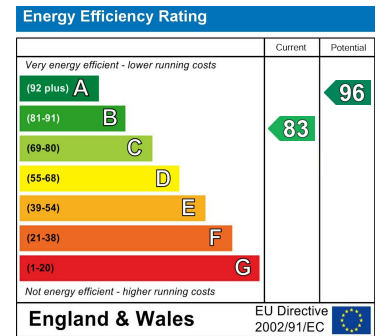
First Floor  
Approx 33 sq m / 358 sq ft

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.