DENISE WHITE™
BESPOKE ESTATE AGENT









12 Rookery Close, Upper Tean, Stoke-On-Trent, ST10 4FS

Offers in excess of £260,000

OFFERED WITH NO ONWARD CHAIN

"A new home is a blank canvas for memories to be painted upon."

A spacious and stylish two-bedroom new-build home tucked away in a peaceful cul-de-sac. Featuring a high-spec kitchen, generous living space with French doors, and large gardens with driveway parking. Set in a sought-after development, this property is not to be missed.

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Denise White Estate Agent Comments

This impressive new-build property offers generously proportioned accommodation designed for comfortable modern living. Set on a sizeable plot, the home benefits from large lawned front and rear gardens and a paved driveway providing off-road parking for multiple vehicles.

Inside, a spacious entrance hall leads to a high-specification breakfast kitchen featuring classic shaker-style cabinetry, granite worktops, a bespoke breakfast bar, and fitted shutters. To the rear, a well-proportioned living room opens via French doors onto the enclosed rear garden and paved patio, creating a light and airy space for relaxing or entertaining. A convenient downstairs WC completes the ground floor.

Upstairs, there are two large double bedrooms, each with fitted wardrobes, and a sleek, well-appointed family bathroom.

Externally, the property enjoys a spacious plot, peaceful cul-de-sac location, and is surrounded by woodland, offering both privacy and tranquillity. Situated within a desirable development, this is the only Denbigh build available, enhanced by the current owner's thoughtful improvements.

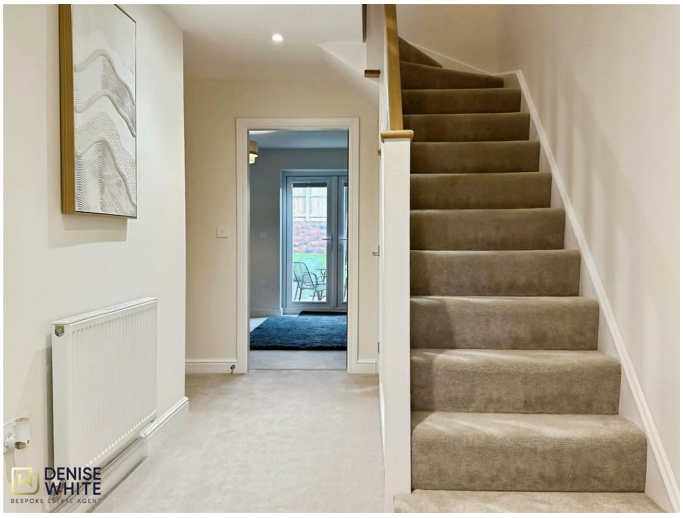
Location

Tean Valley View is a beautiful development of 40 homes which delicately balance picturesque surroundings with stunningly constructed homes.

Upper Tean is located three miles away from the Blythe Fields junction of the A50, which makes it a convenient 30-minute drive to Stoke, Stafford, Derby and Uttoxeter.

Ideally situated in the heart of a popular village, this home is within walking distance to a variety of amenities, including a first school, community spaces, open areas, a new Co-op mini supermarket, independent shops, a doctor's office, a church, a fish and chip shop, and a Chinese takeaway. The towns of Cheadle and Uttoxeter are easily accessible, and the nearby A50 dual carriageway provides convenient links to the M1 and M6 motorways, as well as the cities of Stoke-on-Trent and Derby.

Entrance Hallway



Fitted carpet. Wall mounted radiator. Understairs storage access. Ceiling light.

Kitchen

13'2" x 9'1" (4.03 x 2.78)



Tiled flooring. Wall mounted radiator. Range of wall and base units. Integrated AEG Oven. Integrated AEG hob. Integrated dishwasher. Integrated fridge freezer. Plumbing for washing machine. Sink unit. UPVC double glazed window to the front aspect. Inset spotlights.

WC

5'10" x 3'10" (1.78 x 1.17)



Tiled flooring. Wall mounted radiator. Pedestal style wash hand basin. WC. Obscured UPVC double glazed window. Ceiling light.

Living Room

15'1" x 11'6" (4.62 x 3.52)



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

First Floor Landing

Fitted carpet. Stair access leading to ground floor. Ceiling light. Loft Access.

Bedroom One

15'1" x 11'6" (4.61 x 3.53)



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

Bedroom Two

15'1" x 10'3" (4.61 x 3.13)



Fitted carpet. Wall mounted radiators. Fitted wardrobes. UPVC double glazed windows to the front aspect. Ceiling light.

Bathroom

8'2" x 5'10" (2.49 x 1.78)



Tiled flooring. Heated towel rail. WC. Vanity style wash hand basin. Bath. Shower attachment. Obscured UPVC double glazed window. Inset spotlights.

Outside



The property occupies a sizeable plot with a private driveway to the front for multiple vehicles as well as a lawned front garden. To the rear of the home is a good sized enclosed private garden which features an extended patio and large lawn beyond.

Agent Notes

Tenure: Freehold
Services: Mains Drainage, mains electrics, air source heat pump
Council Tax: Staffordshire Moorlands Band

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 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.

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!

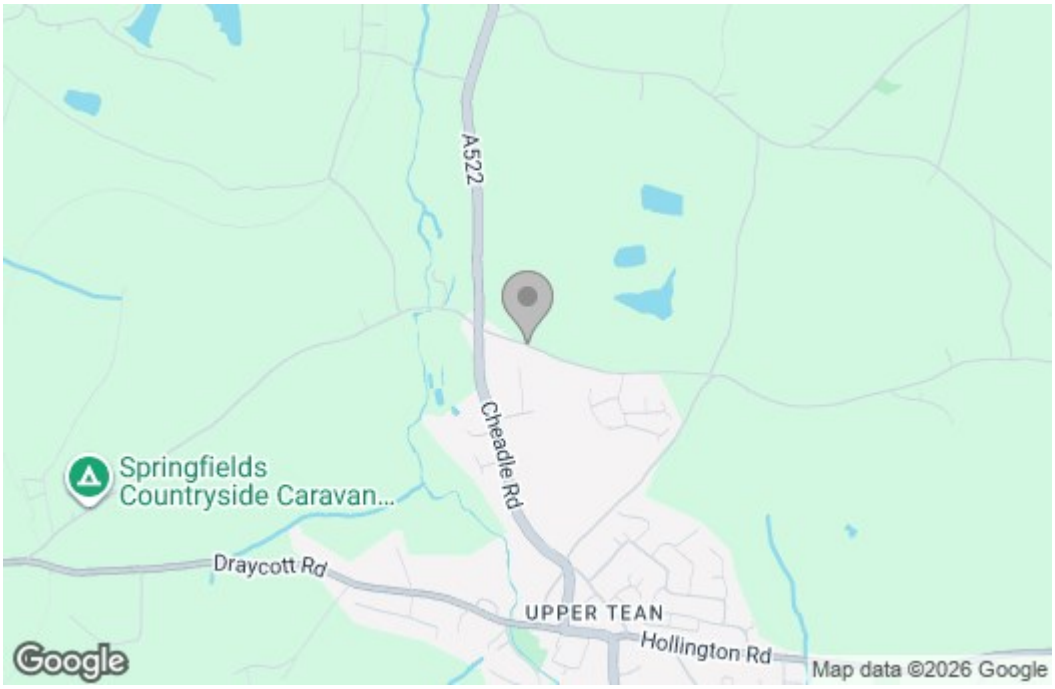
Anti-Money Laundering & ID Checks
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents 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

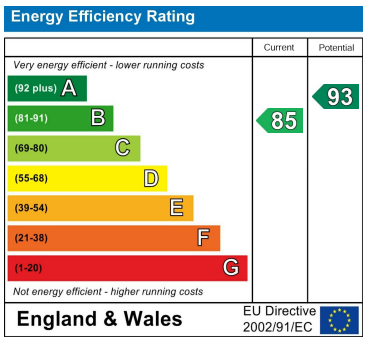


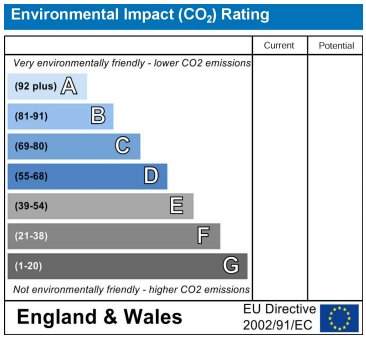
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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