

## 32 Cellarhead Road, Stoke-On-Trent, ST9 0HW

Asking price **£275,000**

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"Design is not just what it looks like and feels like. Design is how it works." - Steve Jobs

A beautifully presented three-bedroom semi-detached home situated in the sought-after village of Cellarhead, offering stylish and contemporary interiors throughout. Boasting open-plan living spaces, modern finishes, and lovely countryside views, this home is perfect for families, couples, or downsizers. With large gardens, a gated driveway, and detached garage, it provides the ideal balance of comfort, space, and convenience close to local schools and amenities.

## Denise White Estate Agents Comments

Set in the desirable location of Cellarhead, this beautifully presented three-bedroom semi-detached home combines stylish, contemporary interiors with generous living spaces and stunning countryside views to the front aspect. Perfectly suited to growing families, couples, or downsizers, the property offers both comfort and modern practicality in an idyllic setting.

A bright and welcoming entrance hall with tiled flooring sets the tone for the home and provides access to a convenient downstairs WC. The ground floor features a superb open-plan living, dining, and kitchen area, designed with modern family life in mind. The living area boasts an exposed brick feature wall, open fire, and bay window, creating a warm and inviting atmosphere. The dining area enjoys French doors opening onto the rear garden, filling the space with natural light, while the kitchen is fitted with sleek modern cabinetry, ample storage, and integrated appliances for everyday ease.

To the first floor are three bedrooms, including two stylish doubles and a versatile single, ideal as a child's room or home office. A well-appointed family bathroom with a neutral, contemporary finish completes the first floor accommodation.

Externally, the property sits well back from the road with large front and rear gardens and beautiful open views to the front. A gated driveway provides off-road parking and leads to a detached garage at the rear. The rear garden offers a paved patio area perfect for outdoor dining, along with a large lawn bordered by mature raised flower beds—ideal for families and keen gardeners alike.

Overall, this impressive home offers modern style, generous outdoor space, and a peaceful location within easy reach of local schools and amenities—making it a perfect choice for families or anyone seeking a well-connected yet tranquil home.

## Location

Werrington is a village in the Staffordshire Moorlands district of Staffordshire, ideally located

within easy travelling distances to the road networks of the A50, A500 and M6 and about 5 miles (8 km) east of Stoke-on-Trent city centre. The quaint market towns of Leek and Cheadle are also within easy reach. The property is located on a most popular and highly regarded residential area close to the local amenities the village offers and local schools.

If it is the local countryside you want to see then you don't even need to leave your own doorstep here, backing onto open fields with stunning views over the surrounding countryside.

## Entrance Hall

6'0" x 11'9" (1.83 x 3.60 )



Tiled flooring. Wooden door to the front aspect. Wall mounted column radiator. Stairs to the first floor accommodation. Ceiling light.

## Living Room

12'9" into bay x 10'11" (3.90 into bay x 3.35 )



Wood effect flooring. uPVC double glazed bay window to the front aspect. Wall mounted column radiator. Exposed brick chimney with open fire. Ceiling light. Access into:-

## Dining Area

12'2" x 10'11" (3.71 x 3.35 )

Continued wood effect flooring. French doors to the rear aspect. Ceiling light.

## Kitchen

6'2" x 16'9" (1.89 x 5.13 )



Continued wood effect flooring. A range of wall and base units with laminate work tops. Integrated electric oven and hob with extractor fan above. Stainless steel sink and drainer unit with mixer tap above. Integrated dishwasher, washing machine,

fridge and freezer. Wall mounted column radiator. Wooden door to the side aspect. Inset spotlights. Skylight.

## WC



Continued tiled flooring. Wash hand basin with storage underneath. Low level WC. Obscured uPVC double glazed window to the side aspect. Wall mounted ladder style towel rail. Inset spotlights.

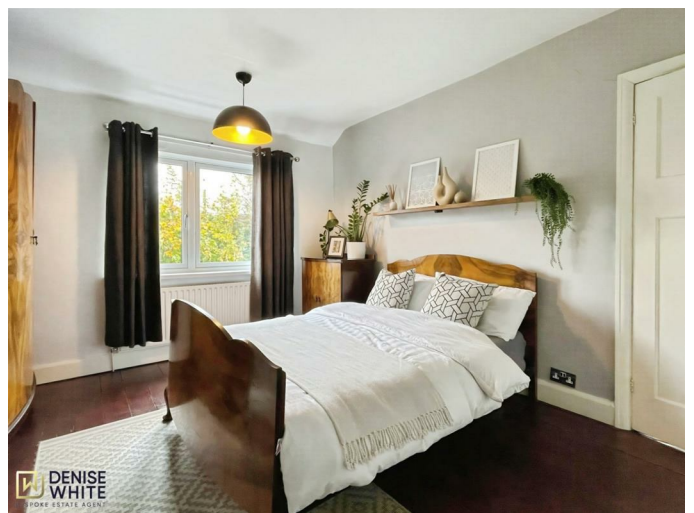
## First Floor Landing

9'8" x 6'3" (2.97 x 1.91 )

Fitted carpet. uPVC double glazed window to the side aspect. Loft access. Ceiling light.

## Bedroom One

12'6" x 10'11" (3.82 x 3.35 )



Wooden flooring. Wall mounted radiator. uPVC double glazed window to the rear aspect. Ceiling light.

## Bedroom Two

11'0" x 11'1" (3.36 x 3.38)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

## Bedroom Three

6'11" x 6'2" (2.12 x 1.89 )



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Ceiling light.

## Bathroom

6'9" x 6'2" (2.06 x 1.89 )



Wood effect flooring. Low level WC. Pedestal wash hand basin. Wall mounted ladder style towel rail. Fitted bath with bar shower above. Obscured uPVC double glazed window to the rear aspect. Storage cupboard housing combination boiler. Ceiling light.

## Outside



## Garage

9'6" x 15'6" (2.91 x 4.74)



Double doors to the front aspect. Power and lighting. Windows to the side and rear aspect.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

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?

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 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 Require 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.

### **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.

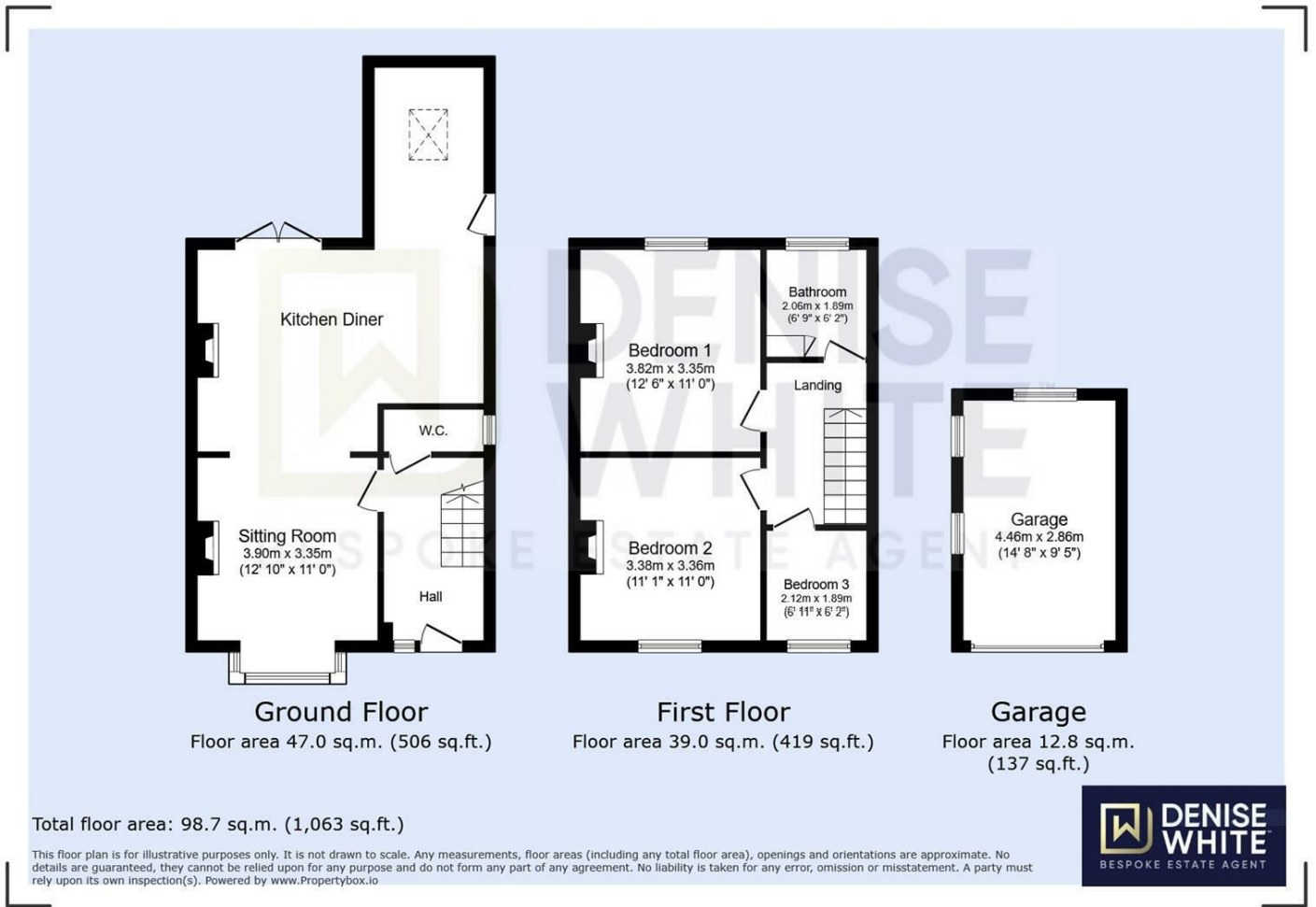
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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.

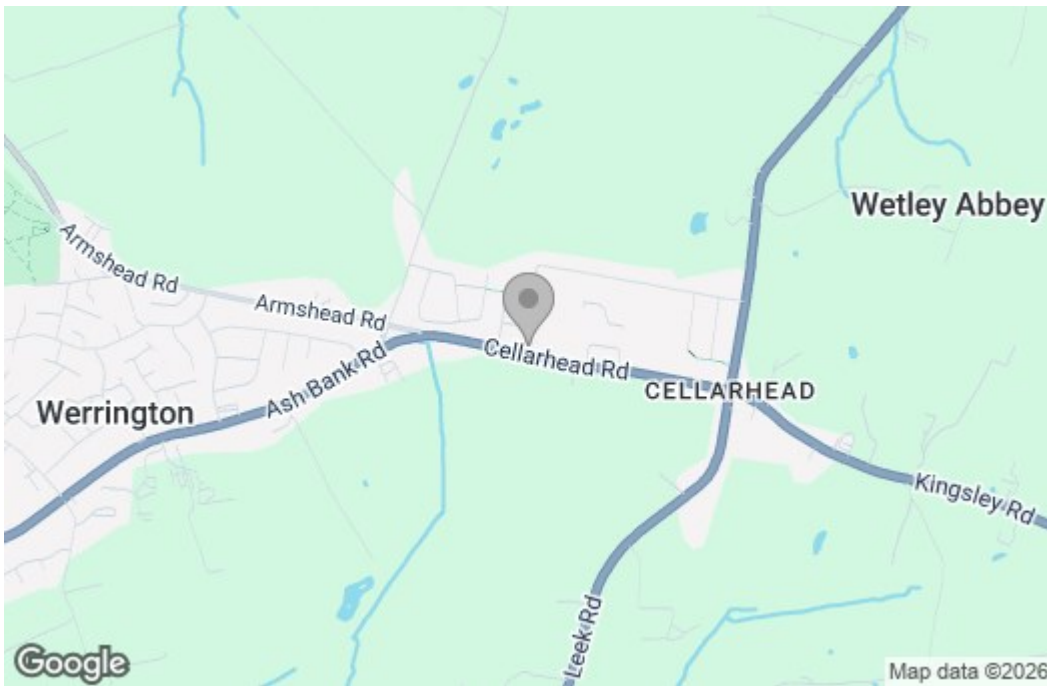
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

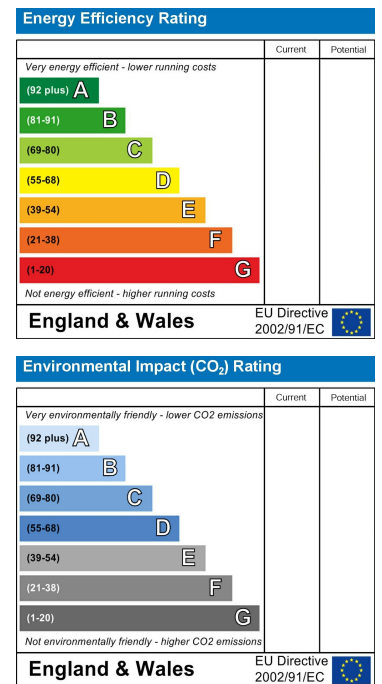
## Floor Plan



## 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.