DENISE WHITE™
BESPOKE ESTATE AGENT









Fairview Cheadle Road, Leek, ST13 7BH

Offers over £300,000

"Every new home is the beginning of a new story."

A beautifully appointed three-bedroom detached home situated on the outskirts of the popular village of Cheddleton, offering stylish turnkey accommodation finished to an exceptional specification throughout. Featuring contemporary open-plan living spaces, three double bedrooms, landscaped gardens and off-road parking, this impressive new-build home is perfectly designed for modern family living.

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Denise White Estate Agents Comments

Situated on the outskirts of the popular village of Cheddleton, this impressive three-bedroom detached new-build home has been finished to an exceptional standard throughout, offering stylish, turnkey accommodation ideally suited to modern family living. Thoughtfully designed with high-quality finishes, spacious open-plan living areas and contemporary interiors, the property is ready for it's new owners to move straight in and enjoy.

Upon entering the property, you are welcomed into an impressive kitchen diner positioned at the front of the home. Flooded with natural light from an attractive bay window, the contemporary kitchen is fitted with a comprehensive range of modern units, complemented by integrated appliances and a central breakfast bar, creating the perfect space for everyday family life.

Leading through from the kitchen is the stunning living and dining area, spanning over five metres and forming the heart of the home. Finished with stylish herringbone-effect flooring, a partially vaulted ceiling and contemporary designer radiators, this impressive room offers a wonderful sense of space and light. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces, making it ideal for both entertaining and relaxing.

Completing the ground floor is a useful cloakroom/WC together with practical understairs storage.

To the first floor are three generously proportioned double bedrooms. The principal bedroom is positioned to the front of the property and enjoys two windows allowing for an abundance of natural light and attractive views over surrounding countryside, together with a stylish ensuite shower room finished to a high specification.

The remaining two double bedrooms are situated to the rear of the home, both enjoying pleasant views over the garden and being served by a beautifully appointed contemporary family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from off-road parking for two vehicles to the side, together with gated access on both sides leading to the rear garden. Designed with ease of maintenance in mind, the garden features an initial paved seating area, perfect for outdoor dining and entertaining, before leading onto a lawned garden enclosed by well-established borders, creating a private and attractive outdoor space.

Offering an exceptional standard of finish, thoughtfully designed accommodation and a sought-after village-edge location, this outstanding home provides the perfect opportunity for buyers seeking a stylish, move-in-ready property with all the benefits of contemporary living.

Location

Situated in the popular village of Cheddleton in a well established residential area within easy travelling distance to the market town of Leek and Stoke-on Trent. Cheddleton provides easy access to some stunning countryside, ideal for people wanting to enjoy the all the countryside has to offer.

Cheddleton is a small village located in the Staffordshire Moorlands district of Staffordshire, England. The village is situated on the banks of the River Churnet and is surrounded by beautiful countryside. Cheddleton is known for its historic buildings, including the 13th-century St. Edward's Church and the Cheddleton Flint Mill, which dates back to the 18th century.

The village has a strong community spirit and is home to a number of local businesses, including a convenience store, and several pubs and restaurants. Cheddleton is also home to a number of community groups and organizations, including a cricket club, a bowls club, and a history society. The village hosts a number of events throughout the year.

Enjoy the village's picturesque setting and historic attractions. The village is also a popular for walks

and hikes in the surrounding countryside, including the Churnet Valley Way, a 10-mile walking trail that follows the River Churnet through the Staffordshire Moorlands.

Kitchen Diner

18'1" max by 14'4" (5.53 max by 4.37)



Laminate flooring. Composite door to the side aspect. Two wall mounted radiators. UPVC double glazed bay window to the front aspect. UPVC double glazed bay window to the front aspect. A range of gloss wall and base units with laminate worktops above. Under stair storage. Integrated fridge, freezer, dishwasher, washing machine, electric oven, induction hob with extractor fan above, sink and drainer unit with mixer tap above, and breakfast bar. Inset Spotlights. Pendant lighting above breakfast bar.

Living Area

18'4" x 11'6" (5.61 x 3.52)



Laminate herringbone style flooring. Wall mounted radiator. Two ceiling lights.

Dining Area

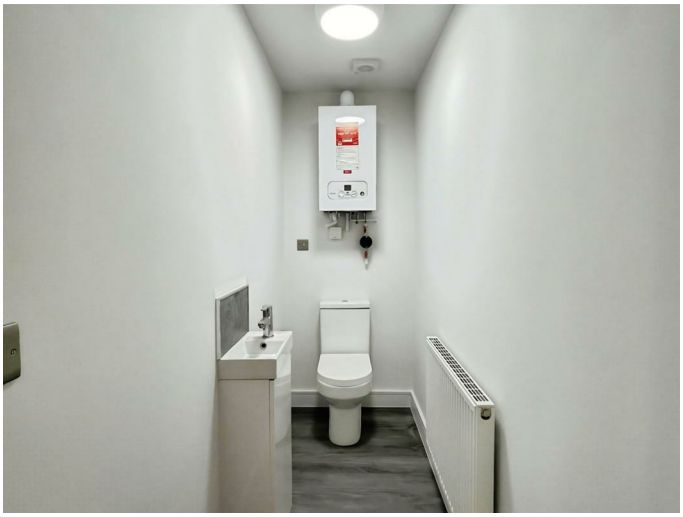
7'8" x 16'11" (2.34 x 5.17)



Continued laminate herringbone style flooring. Wall mounted radiator. UPVC French doors to the rear aspect. Vaulted ceiling with pendant light.

WC

8'2" x 3'2" (2.50 x 0.99)



Continued laminate flooring. Radiator. Low-level WC. Wash hand basin. Wall mounted combination boiler. Ceiling light. Extra extractor fan.

First Floor Landing

Wall mounted radiator. UPVC double glazed window to the side aspect. Two ceiling lights. Loft access.

Bedroom One

10'7" x 14'0" (3.24 x 4.28)



Radiator. 2UPVC double glazed windows to the front. Ceiling light. Access into: –

Ensuite

3'3" x 7'3" (1.00 x 2.22)



Vinyl flooring. Fitted with a sweet comprising of low-level WC, wash hand basin, walk-in shower with Raindale showerhead, and ladder style towel rail. Extractor fan. Ceiling light.

Bedroom Two

11'6" x 8'11" (3.51 x 2.74)



Radiator. UPVC double glazed windows to the rear aspect. Ceiling light.

Bedroom Three

11'6" 8'11" (3.51 2.74)



Radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom

7'9" max by 6'6" max (2.38 max by 2.00 max)



Vinyl flooring. Fitted with a sweet comprising of low-level WC, wash hand basin with storage underneath, fitted bath with glass shower screen and rain style showerhead, and ladder style towel rail. Obscured UPVC double glazed window to the side aspect. Ceiling light. Extractor fan.

Outside



Externally, the property benefits from off-road parking for two vehicles to the side, with gated access on both sides leading to the rear garden. The garden has been thoughtfully landscaped, featuring a paved patio before extending onto a lawned area enclosed by well-established borders, creating a private and attractive space for relaxing and entertaining.

Agents Notes



Tenure: Freehold
Services: All mains services to be connected
Council Tax: Staffordshire Moorlands Band to be confirmed
No Upward Chain

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.

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?

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.

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.

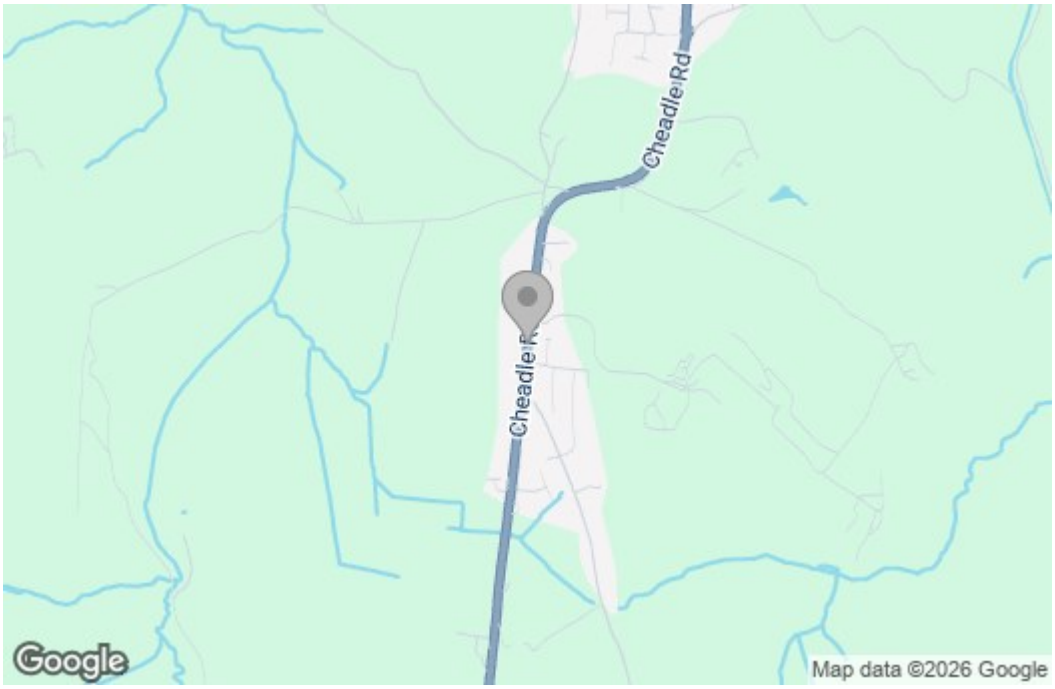
Floor Plan



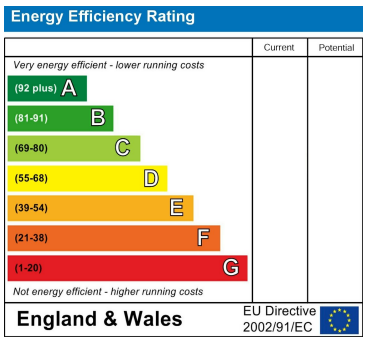
Total floor area: 110.4 sq.m. (1,188 sq.ft.)

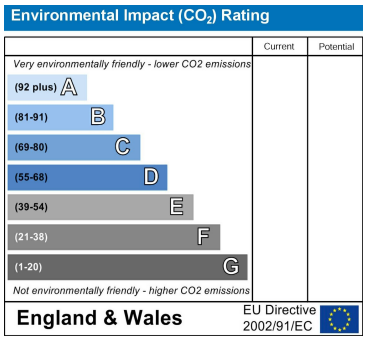
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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