DENISE WHITE™
BESPOKE ESTATE AGENT









12 Churchill Avenue, Cheddleton, ST13 7EJ

Offers in the region of £290,000

"The best memories are made at home."

A charming and versatile three bedroom detached property situated in a peaceful semi-rural location. Boasting beautifully blended contemporary interiors with characterful touches, the property features spacious open plan living ideal for modern family life.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
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Denise White Estate Agent Comments

This beautifully presented three-bedroom detached home offers spacious, contemporary living with a touch of countryside charm. Thoughtfully updated throughout, the property is ideal for families or professionals seeking a move-in-ready home with character and comfort.

The heart of the home is the impressive open-plan kitchen diner, complete with sleek modern cabinetry and doors opening onto the rear garden—flooding the space with natural light and creating a perfect area for entertaining or family meals. The well-proportioned living room enjoys a pleasant front outlook through large windows and features a stylish media wall and cosy log burner, adding warmth and sophistication. A modern ground floor bathroom completes the downstairs layout.

Upstairs, you'll find three bedrooms, the largest of which is situated at the front, as well as a versatile office room ideal for remote working or study.

Externally, the property offers off-road parking for multiple vehicles, with access to the side of the home leading to a beautifully maintained rear garden. The garden includes a patio area, raised lawn, a large shed, and a handy log store—perfect for enjoying outdoor living year-round.

Overall, this home is the perfect fit for growing families looking to live in a peaceful semi-rural village location.

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.

Hallway

Wooden style flooring. Wall mounted radiator. Access into living room. Access into kitchen diner. Access into bathroom. Stairs leading to first floor accommodation. Storage cupboard. Ceiling light.

Kitchen Diner

20'4" x 8'11" max (6.21 x 2.73 max)



Wooden style flooring. Wall mounted radiator. Range of wall and base units. Integrated dishwasher. Plumbing for washing machine. Integrated Zanussi oven. Samsung hob. UPVC double glazed window to the rear aspect. Sliding door with access to garden. Ceiling lights.

Living Room

20'2" x 13'3" (6.16 x 4.06)



Wooden style flooring. Wall mounted radiator. Log burner. UPVC double glazed windows to the front aspect. Ceiling lights.

Bathroom

8'0" x 7'9" max (2.46 x 2.37 max)



Wooden style flooring. Heated towel rail. WC. Bath tub. Shower cubicle with rain style shower. Obscured UPVC double glazed window. Ceiling light.

First Floor Landing

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

Bedroom One

13'7" x 12'11" (4.16 x 3.95)



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

Bedroom Two

11'4" x 10'2" max (3.46 x 3.12 max)



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

Bedroom Three

6'9" x 9'10" max (2.06 x 3.02 max)



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

Office Room

7'1" x 9'10" (2.16 x 3.01)



Fitted carpet. Wall mounted radiator. Skylight. Ceiling light. Storage cupboard.

Outside



To the front of the property is a driveway providing off road parking for multiple vehicles.
To the rear of the home is a well maintained garden which features an initial patio area with a raised lawn beyond and large shed and log store.

Agents Notes

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

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 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.

WE WON!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

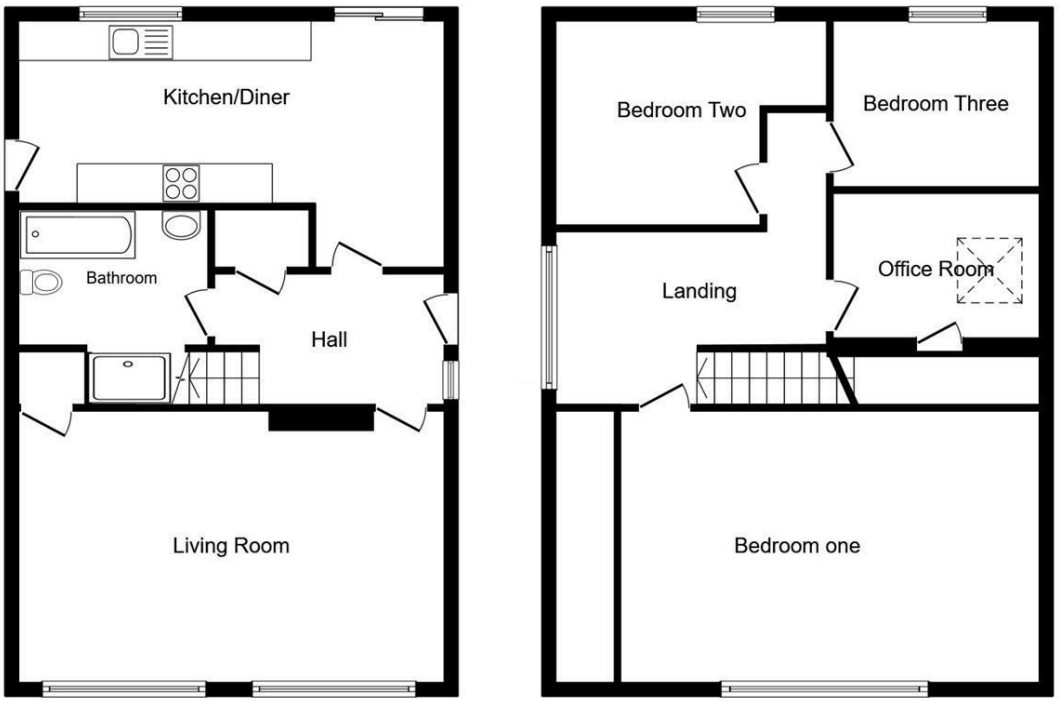
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

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 64.9 sq.m. (698 sq.ft.)

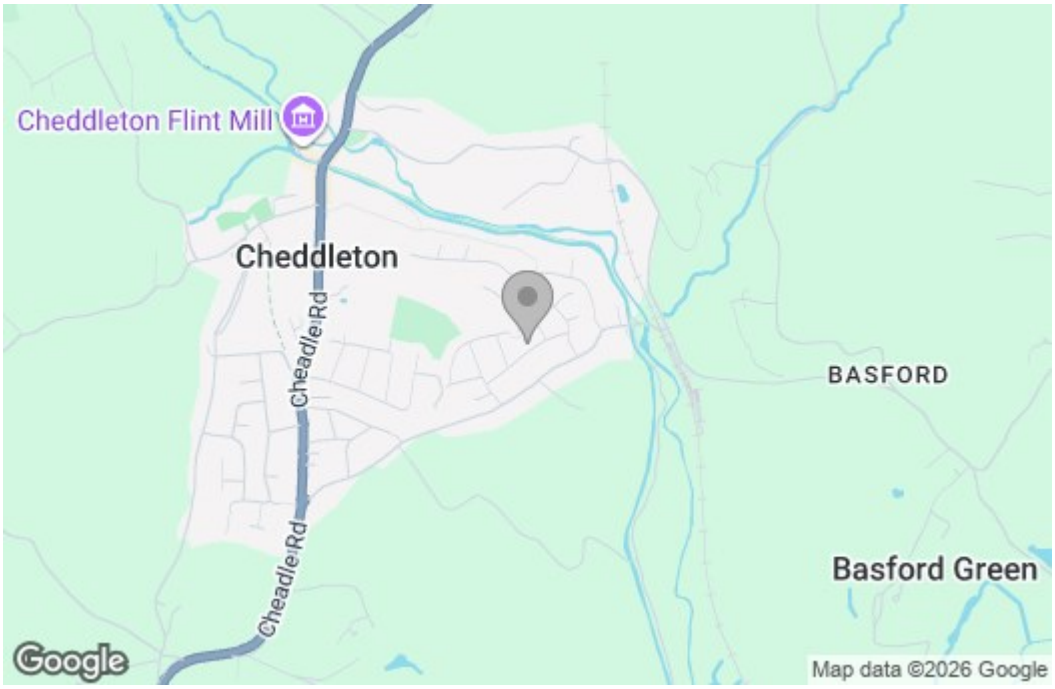
First Floor
Floor area 73.4 sq.m. (791 sq.ft.)

Total floor area: 138.3 sq.m. (1,489 sq.ft.)

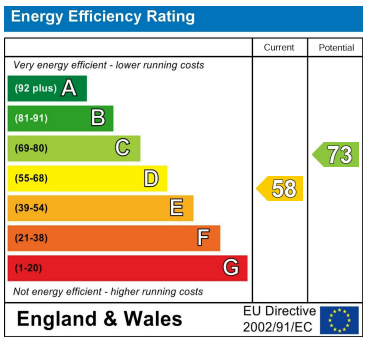
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

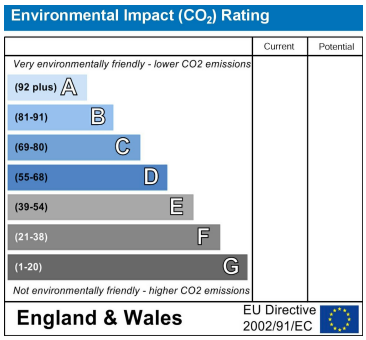
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Area Map



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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