



98 Ostlers Lane, Staffordshire, ST13 7HS

Guide price £335,000

"A Home To Grow Into, A View To Fall In Love With."

GUIDE PRICE OF £335,000 - £350,000

Situated on Ostlers Lane within the popular village of Cheddleton, this spacious four-bedroom semi-detached home offers well-appointed accommodation across three floors, making it an ideal choice for growing families. Benefitting from two en-suite bedrooms, generous living space and a fantastic semi-rural position, the property is further enhanced by beautiful open countryside views to the rear and off-road parking to the front.

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

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Denise White Agent Comments



Located within the highly sought-after village of Cheddleton, this well-presented four-bedroom semi-detached family home offers spacious accommodation across three floors, enjoying a semi-rural setting with fantastic open countryside views to the rear. Designed with modern family living in mind, the property combines generous living space with a practical layout in a desirable location.

Upon entering the property, you are welcomed into a spacious kitchen/dining room, offering an excellent range of fitted units, generous worktop space and ample storage, making it ideal for both everyday family life and entertaining. Just off the kitchen is a useful utility room, providing additional storage along with plumbing for a washing machine and housing the property's boiler. Leading through from the kitchen, the generous lounge provides plenty of space for the whole family and opens into the bright garden room/conservatory, which enjoys lovely views across the neighbouring fields and allows natural light to flood into the home.

The first floor offers three well-proportioned bedrooms, all capable of accommodating double beds. Bedrooms Three and Four overlook the front aspect and both benefit from built-in wardrobes, while Bedroom Two enjoys the convenience of its own en-suite shower room. Occupying the second floor is the impressive principal bedroom, complete

with an en-suite shower room, useful eaves storage and skylight windows that create a bright and airy feel while making the most of the far-reaching countryside views to the rear.

Externally, the property benefits from a driveway to the front, providing off-road parking for approximately two vehicles. The rear garden enjoys an open outlook across neighbouring fields, creating an excellent outdoor space for families to enjoy.

Offering flexible accommodation, two en-suite bedrooms, generous living space and beautiful countryside views, this is an excellent family home in one of Cheddleton's most desirable locations.

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

16'8" x 14'7" extending to 22'11" (5.10 x 4.45 extending to 7.01)



Fitted with a range of wall and base unit units with work surfaces over incorporating a drainer sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, double oven, gas hob with extractor fan over. Tiled flooring. Radiator. uPVC Windows to the front and side aspect. uPVC Door to the side aspect. Composite door to the front aspect. Stairs leading up to first floor accommodation. Inset Spotlights. Doors leading into :-

Utility Room

9'1" x 8'3" (2.77 x 2.54)



Laminate flooring. Radiator. Plumbing for washing machine. Space for American style fridge freezer. Combination boiler. Ceiling light.

WC

4'11" x 3'2" (1.52 x 0.99)



Tiled flooring. Radiator. Low level WC. Floating wash hand basin. Obscured uPVC window to the side aspect. Ceiling light.

Lounge

15'11" x 12'6" (4.87 x 3.82)



Carpet. Radiator. uPVC double doors leading to garden room. uPVC window to the rear aspect. Ceiling light.

Conservatory

15'5" x 9'6" (4.70 x 2.90)



Laminate flooring. Radiator. uPVC Windows to the side and rear aspect. Ceiling light.

First Floor Landing



Carpet. Radiator. Obscured uPVC window to the side aspect. Ceiling light. Doors leading into: –

Bedroom Two

9'11" x 8'10" (3.04 x 2.71)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Access to Ensuite: –

En Suite

6'4" x 5'7" (1.95 x 1.71)



Fitted with a suite comprising of shower cubicle with electric shower, low-level WC, pedestal wash hand basin. Vinyl flooring. Heated towel rail. Obscured uPVC window to the rear aspect. Inset spotlights.

Bedroom Three

15'6" x 7'8" max (4.74 x 2.34 max)



Carpet. Radiator. Built-in wardrobes. uPVC window to the front aspect. Ceiling light.

Bedroom Four

10'3" x 7'10" (3.14 x 2.40)



Carpet. Radiator. Built-in wardrobes. uPVC window to the front aspect. Ceiling light.

Bathroom

6'4" x 5'7" (1.95 x 1.71)



Fitted with a suite comprising of bath with electric shower, low-level WC, pedestal wash hand basin. Vinyl flooring. Heated towel rail. Inset spotlights.

Second Floor

Carpet. Built-in wardrobe. Stairs leading up to second floor. Inset Spotlights.

Bedroom One

15'8" x 10'1" (4.79 x 3.08)



Carpet. Radiator. Storage into Eaves. uPVC window to the side aspect. Three skylight windows. Inset Spotlights. Door leading into En suite: –

En Suite

7'0" x 5'3" (2.14 x 1.62)



Fitted with a suite comprising of walk-in shower with rainfall shower, low level WC, vanity wash hand basin. Vinyl flooring. Heated towel rail. Inset spotlights.

Outside



The rear garden is mainly laid to lawn with a paved patio seating area, providing an excellent space for outdoor dining, entertaining or simply enjoying the peaceful surroundings. Backing onto open fields, the garden enjoys beautiful countryside views, creating a wonderful setting to relax throughout the year.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stoke On Trent Band D

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 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.

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.

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
136 sq m / 1469 sq ft



Denotes head height below 1.5m

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.

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