



## 10 Balmoral Drive, Staffordshire, ST10 1WB

**Guide price £350,000**

OUR PHONE LINES ARE OPEN 9AM TO 9PM 7 DAYS A WEEK!

\*\* GUIDE PRICE £350,000 to £375,000 \*\*

*"Designed for modern family living, with space to work, relax, entertain and grow."*

A beautifully presented executive four-bedroom detached family home occupying a sought-after cul-de-sac position on the outskirts of Cheadle. Offering spacious and versatile accommodation throughout, the property features a modern dining kitchen, conservatory, en-suite principal bedroom and a flexible converted garage currently utilised as a fifth bedroom. Externally, there is off-road parking and a superbly landscaped rear garden designed for outdoor entertaining, all within walking distance of local amenities and well-regarded schools.

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## Denise White Estate Agents Comments

A beautifully presented executive detached family home occupying a sought-after position within a quiet cul-de-sac on the outskirts of the market town of Cheadle, offering spacious and versatile accommodation ideally suited to modern family living. Conveniently located within walking distance of local shops, amenities and well-regarded schools, this impressive home combines a peaceful setting with everyday convenience.

The accommodation begins with a welcoming entrance hallway, where stairs rise to the first floor and doors lead to the principal ground floor rooms. Positioned to the front of the property, the generous lounge is flooded with natural light courtesy of a box bay window and provides an inviting space for relaxation. A connecting door leads through to the dining area, creating an excellent flow for both family life and entertaining.

The dining area opens seamlessly into the well-appointed kitchen, which has been fitted with a contemporary range of units and incorporates integrated appliances, a breakfast bar and a superb walk-in larder cupboard, providing excellent storage and practicality. From the dining area, a door opens into a spacious conservatory spanning the rear of the property, creating a wonderful additional reception space and enhancing the connection between the home and its beautifully landscaped gardens.

Completing the ground floor is a useful downstairs WC and a versatile converted garage, currently utilised as a fifth bedroom with a useful utility area, but would also be suited to a home office, playroom or hobby space, depending on individual requirements.

To the first floor, the principal bedroom enjoys a front-facing aspect and offers a spacious double bedroom with ample room for freestanding furniture, complemented by a private en-suite shower room. Three further good sized bedrooms provide excellent accommodation for growing families, whilst the family bathroom has recently

been upgraded with a stylish contemporary suite, finished to a high standard.

Externally, the property benefits from off-road parking for two vehicles to the front. To the rear, the beautifully landscaped garden has been thoughtfully designed to create a series of attractive outdoor spaces. Porcelain-paved patios provide ideal areas for outdoor dining and entertaining, with steps rising to a low-maintenance hybrid lawn. Beyond, a further patio seating area sits beneath a pergola, creating a delightful sheltered retreat surrounded by mature trees, shrubs and established planting.

Occupying a highly desirable location on the edge of Cheadle, this superb family home offers generous accommodation, versatile living spaces and beautifully maintained gardens, all within easy reach of the town's excellent amenities and schools. Viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

## Location



Cheadle is a popular market town in the Staffordshire Moorlands, offering an excellent range of shops, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. The town is particularly popular with families thanks to its well-regarded schools, strong community atmosphere and wealth of local sports and recreational opportunities.

Surrounded by beautiful countryside, Cheadle provides easy access to walking and cycling routes, whilst nearby attractions include Alton Towers, the Churnet Valley and the Peak District National Park. Convenient road links to Stoke-on-Trent, Uttoxeter and Derby make the town an ideal choice for those seeking a balance between countryside living and everyday convenience.

### Entrance Hall



Partially glazed wooden entrance door to the front aspect. Laminate flooring. Radiator. Dado rail. Two ceiling lights. Stairs leading to the first floor. Doors leading into:-

### Lounge

18'0" x 11'4" (5.51 x 3.47)



Laminate flooring. Two radiators. Dado rail. Pebble effect electric fire set on a granite hearth and inset. uPVC box Bay window to the front aspect. Two ceiling lights. Door leading to the dining kitchen.

### Dining Kitchen

24'0" x 8'9" extending to 10'9" (7.32 x 2.68 extending to 3.28)



Fitted with a comprehensive range of wall and base units with work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap and breakfast bar. Large walk in larder cupboard. Integrated four ring electric hob with extract over. Two integrated 'Neff' ovens. Integrated fridge freezer and dishwasher. Tiled flooring to the kitchen area. Laminate flooring to the dining area. Two radiators. Windows to the rear aspect. uPVC door leading to the conservatory. Ceiling light and spotlights. Door leading to the entrance hallway.

### Conservatory

23'11" x 8'7" extending 12'9" (7.30 x 2.64 extending 3.90)



Porcelain tiled flooring. uPVC windows to the side and rear aspects with French doors leading to the rear garden. Radiator. Fitted with a log burning stove. Ceiling light and fan.

### Utility Room / Bedroom Five

16'2" x 8'0" (4.95 x 2.46)



Currently utilised as a fifth bedroom but would be suitable for a variety of uses. Fitted with storage units with work surfaces over incorporating plumbing for an automatic washing machine. Carpet. uPVC window to the front aspect. Ceiling spotlights.

### WC

3'2" x 4'5" (0.98 x 1.35)



Fitted with a low-level WC and pedestal wash hand basin. Vinyl flooring. Obscured uPVC window to the side aspect. Ceiling light.

### First Floor Landing



Carpet. uPVC window to the side aspect. Two ceiling lights. Loft access. Doors leading into: –

### Bedroom One

16'11" x 10'1" (5.18 x 3.08)



Laminate flooring. Radiator. Two uPVC windows to the front aspect. Ceiling light. Door leading into: –

### En-suite Shower Room

6'11" x 5'2" (2.12 x 1.59)



Fitted with a fully tiled shower cubicle, pedestal wash hand basin and low-level WC. Vinyl flooring. Radiator. Obscured uPVC window to the front aspect. Part tiled walls. Ceiling light.

### Bedroom Two

12'3" x 8'5" (3.75 x 2.59)



Laminate flooring. Radiator. uPVC window to the rear aspect. Ceiling light.

### Bedroom Three

9'1" x 7'8" (2.78 x 2.35)



Laminate flooring. Radiator. uPVC window to rear aspect. Ceiling light.

### Bedroom Four

9'1" x 7'6" (2.77 x 2.30)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

## Bathroom

7'1" x 6'10" (2.16 x 2.10)



Fitted with a modern suite comprising of double ended bath with central mixer tap and rainfall shower over, vanity wash hand basin unit and low-level WC. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Wall mounted heated mirror with inset lighting. Obscured uPVC window to the side aspect. Ceiling light.

## Outside



To the front of the property there is a driveway providing off road parking for two vehicles complete with an electric car charging point. Gated access to both sides of the property leading to the rear garden.

## Rear Garden



The rear garden has been beautifully landscaped to create a series of attractive and versatile outdoor spaces, ideal for both relaxation and entertaining. Immediately adjoining the property is a generous porcelain-paved patio, providing the perfect setting for outdoor dining and summer gatherings. Steps rise to a low-maintenance hybrid lawn, creating an attractive central garden space, whilst a further patio seating area sits beneath a pergola, offering a sheltered retreat surrounded by mature trees, shrubs and established planting. The garden enjoys a good degree of privacy and is complemented by a useful garden store and gated side access.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands 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 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?**

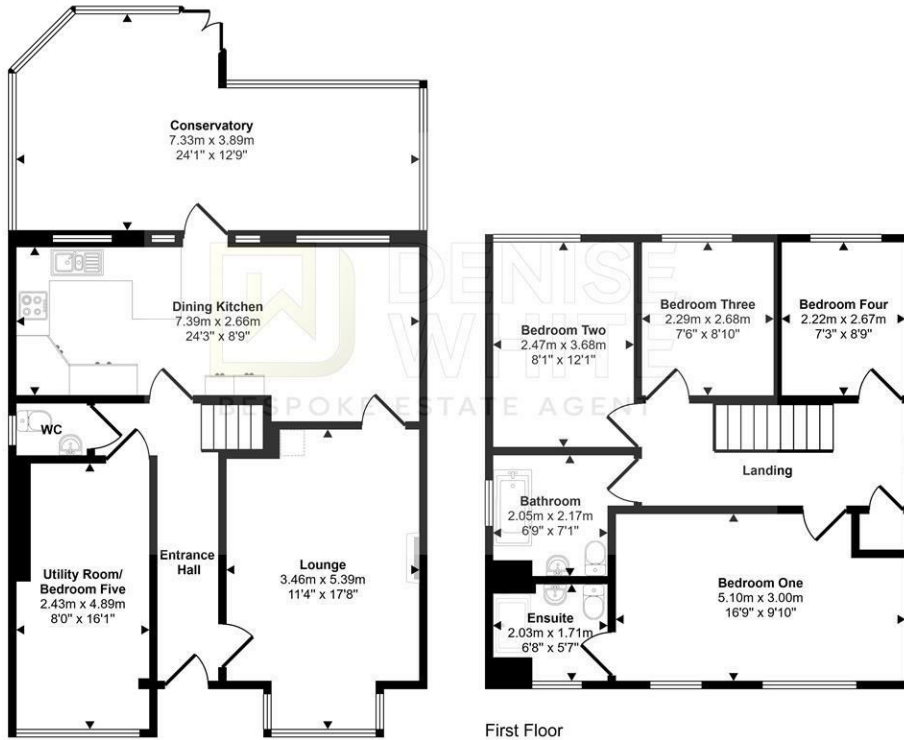
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **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  
144 sq m / 1545 sq ft



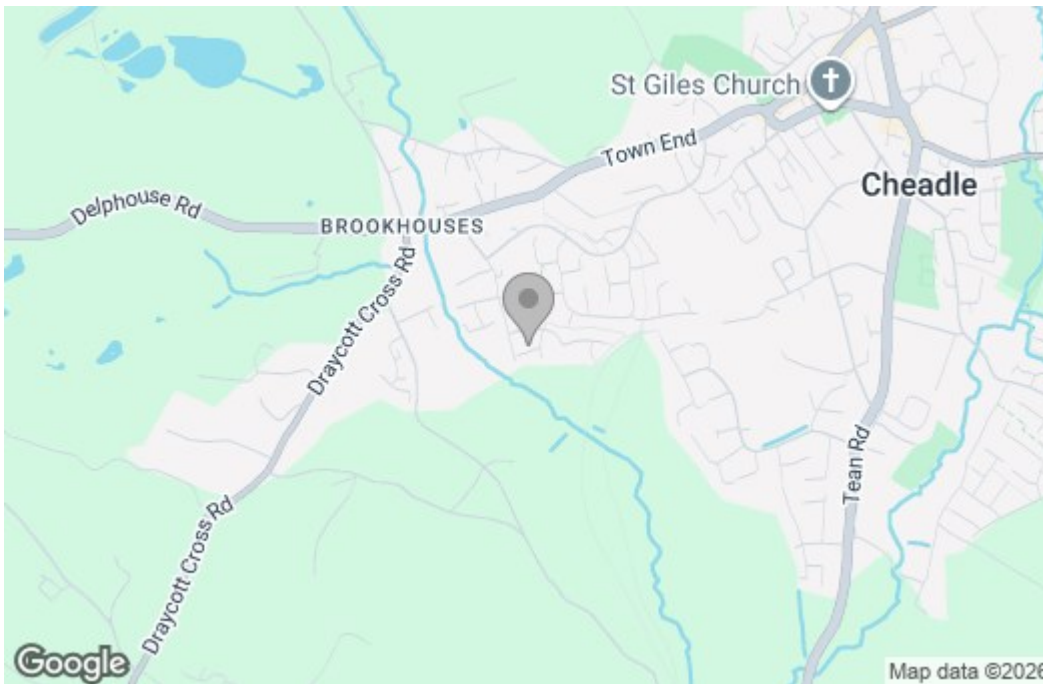
Ground Floor  
Approx 86 sq m / 931 sq ft

First Floor  
Approx 57 sq m / 614 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.