DENISE WHITE™
BESPOKE ESTATE AGENT









3 Woodland Avenue, Stoke-On-Trent, ST6 8NE

Guide price £550,000

PHONE LINES OPEN 9AM–9PM, MONDAY TO SATURDAY - SUNDAYS 10AM–2PM

** GUIDE PRICE £550,000 TO £575,000 **

"A home built with vision, designed with purpose and enjoyed for a lifetime."

An individually designed and self-built executive family home offering over three floors of versatile accommodation, set within a substantial elevated plot on the edge of Norton Green with stunning countryside views. The property includes four double bedrooms, multiple reception spaces, a superb loft room, detached double garage and impressive gardens with a timber garden room. A detached two-bedroom annexe with full residential use provides excellent flexibility for multi-generational living or potential holiday accommodation, subject to any necessary consents.

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Denise White Estate Agents Comments

An outstanding executive four-bedroom detached family home with the exceptional advantage of a detached two-bedroom annexe benefitting from full residential use, this individually designed and self-built residence occupies a substantial elevated plot on the edge of Norton Green, commanding far-reaching views across the surrounding countryside. Offering an abundance of flexible living space arranged over three floors, together with a superb detached annexe, the property is perfectly suited to multi-generational living, those working from home, growing families, dependent relatives or purchasers seeking guest accommodation or potential holiday letting, subject to any necessary consents. Rarely does a property of this style offer such an exceptional degree of flexibility, providing accommodation that can readily adapt to a wide variety of lifestyle requirements both now and in the future.

On entering the main residence, a welcoming entrance hall provides access to the principal ground floor accommodation, where the emphasis is on spacious, adaptable living. The impressive lounge enjoys a front-facing aspect and centres around a striking media wall designed to accommodate a 90-inch television, complete with a contemporary inset living flame-effect electric fire to create an impressive focal point. The lounge flows effortlessly into the dining room, creating an excellent entertaining space, while the adjoining conservatory offers a relaxing place to enjoy views over the gardens throughout the year.

The well-appointed kitchen is fitted with a comprehensive range of units, integrated appliances and a breakfast bar, forming the sociable heart of the home. A separate utility room provides practical everyday convenience, while a guest WC and generous home office complete the ground floor. The office further enhances the home's versatility, lending itself equally well to use as a snug, playroom or additional reception room depending on individual requirements.

To the first floor, the principal bedroom benefits from fitted storage and a luxurious en-suite shower room featuring a steam enclosure shower with body jets. Three further well-proportioned double bedrooms, all with built-in storage, are served by a stylish family bathroom, ensuring comfortable accommodation for families of all sizes.

A staircase continues to the second floor where an impressive loft room spans the full width of the property. Complemented by its own bathroom, this superb space offers exceptional flexibility and could be utilised as a games room, cinema room, hobby space, gym, studio or an additional home office, providing further scope for changing family needs.

Externally, the property is approached via a private driveway providing extensive off-road parking and leading to a detached double garage. The generous gardens have been thoughtfully landscaped to provide a wonderful setting for both everyday family life and entertaining, incorporating a sizeable lawn, patio seating areas and an attractive decked terrace from which to take in the far-reaching views. An impressive timber garden room provides an additional all-season entertaining space, further enhancing the property's already extensive range of lifestyle features.

A particular highlight of this exceptional home is the detached two-bedroom annexe. Benefitting from full residential use, it provides completely self-contained accommodation comprising an entrance hallway, spacious open-plan living kitchen, two bedrooms and a contemporary bathroom. Whether accommodating extended family, providing independent living for older relatives or young adults, creating an excellent guest suite, operating as a holiday let (subject to any necessary consents) or even serving as dedicated home-working accommodation, the annexe significantly enhances the property's appeal and offers opportunities that are rarely found.

Combining substantial living accommodation with an exceptional level of flexibility, this is a home designed to evolve with its owners. The versatile main residence, extensive entertaining spaces,

detached garden room and fully self-contained residential annexe create a unique opportunity to acquire a property capable of meeting a wide range of lifestyle requirements, all within a highly sought-after semi-rural location on the edge of Norton Green.

Location

Norton Green is a highly regarded village situated on the northern outskirts of Stoke-on-Trent, offering an enviable blend of rural charm and everyday convenience. Surrounded by attractive Staffordshire countryside yet within easy reach of the city centre, the village has long been favoured by families and professionals seeking a peaceful setting without compromising on accessibility.

The village enjoys a strong sense of community and benefits from a range of local amenities, including a village pub, convenience stores, places of worship and well-regarded schools nearby. For a wider range of shopping, leisure and dining facilities, the neighbouring areas of Norton, Stockton Brook and Endon are all within easy reach, whilst the market town of Leek lies just a short drive away, providing an excellent selection of independent shops, cafés and supermarkets.

For those who enjoy the outdoors, Norton Green is perfectly positioned to take advantage of some of Staffordshire's most beautiful countryside. The nearby Staffordshire Moorlands, Caldon Canal and numerous public footpaths and bridleways offer endless opportunities for walking, cycling and recreational pursuits, whilst nature lovers will appreciate the abundance of green open spaces on the doorstep.

Despite its semi-rural atmosphere, Norton Green remains exceptionally well connected. Excellent road links provide straightforward access to Stoke-on-Trent, Newcastle-under-Lyme, Leek and the wider motorway network, making the village an attractive location for commuters. Rail services from Stoke-on-Trent offer direct connections to Manchester, Birmingham and London, further enhancing the area's appeal.

Combining a welcoming village atmosphere, attractive surroundings and excellent accessibility, Norton Green offers a wonderful lifestyle opportunity for those seeking the best of both town and country living.

Entrance Hall

18'0" x 6'2" (5.50 x 1.88)



Composite entrance door to the front aspect. Laminate flooring. Radiator. Part wooden panel walls. Ceiling light. Stairs leading to the first floor. Doors leading into:–

Lounge

12'11" x 18'0" plus bay (3.95 x 5.49 plus bay)



Carpet. Two radiators. Feature media wall housing and inset electric log burning effect fire and space for a wall mounted 90 inch TV. uPVC box bay window to the front aspect. Two wall lights. Coving to the ceiling. Ceiling light. Opening into:–

Dining Room

11'4" x 9'8" (3.47 x 2.97)



Laminate flooring. Radiator. Coving to the ceiling. Ceiling light. Sliding patio doors leading to the conservatory. Door leading into the kitchen.

Conservatory

11'10" x 9'10" (3.62 x 3.01)



uPVC double glazed with French doors leading to the rear decking. Laminate flooring. Radiator. Ceiling light.

Kitchen

13'4" max x 11'4" extending to 19'1" max overall (4.08 max x 3.47 extending to 5.82 max overall)



Fitted with a range of wall and base units with work surfaces over incorporating one and a half bowl sink and drainer unit with hose mixer tap. Integrated four ring induction hob with extractor over and double electric oven. Plumbing for a freestanding dishwasher. Space for an American style fridge freezer. Tiled flooring. Breakfast bar. Two radiators. Two ceiling lights. uPVC window to the rear aspect. Obscured uPVC window to the side aspect. Large under stairs storage cupboard off. Cupboard housing the gas combination boiler. Doors leading into: –

Utility Room

6'5" x 5'3" (1.98 x 1.61)



Fitted with a stainless steel sink and drainer unit with mixer tap. Plumbing for automatic washing machine. Space for a condensing tumble dryer.

Tiled flooring. Radiator. Obscured uPVC window to the side aspect. uPVC stable door leading to the rear decking. Ceiling light.

WC

7'1" x 3'1" (2.18 x 0.95)



Fitted with a vanity unit housing, a low-level WC and countertop wash hand basin with freestanding mixer tap. Laminate flooring. Vinyl panelled walls. Wall mounted upright radiator. Ceiling spotlights.

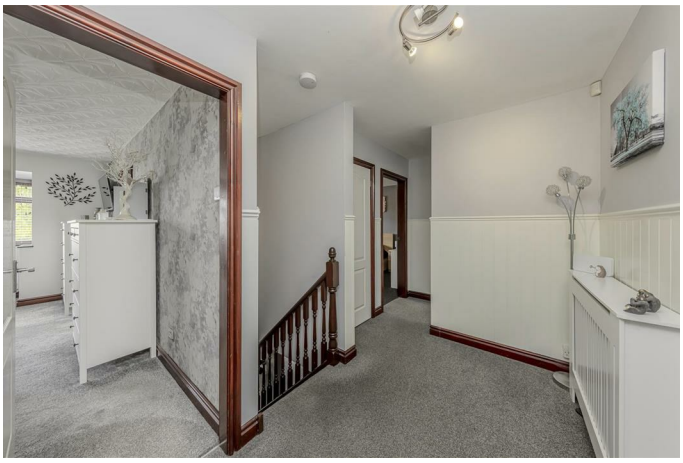
Office

14'1" x 10'7" (4.30 x 3.25)



Laminate flooring. Part wooden panel walls. Radiator. uPVC box bay window to the front aspect. Ceiling light.

First Floor Landing



Carpet. Radiator. Part wooden panelled walls. Ceiling light. Stairs leading to the second floor. Doors leading into: –

Bedroom One

16'5" into bay x 13'1" (5.02 into bay x 3.99)



Carpet. Radiator. uPVC box bay window to the front aspect. Two built-in storage cupboards. Ceiling light. Door leading into: –

Ensuite

6'6" x 6'1" (2.00 x 1.87)



Fitted with a suite comprising of steam shower enclosure with body jets, low-level WC and vanity wash hand basin unit with mixer tap. Laminate tiled flooring. Part wooden panelled walls. Radiator. Obscured uPVC window to the front aspect. Built-in storage cupboard. Ceiling light.

Bedroom Two

14'4" x 10'9" (4.38 x 3.28)



Carpet. Radiator. uPVC window to the front aspect. Two built-in storage cupboards. Ceiling light.

Bedroom Three

10'8" x 10'5" (3.26 x 3.20)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Built-in wardrobe.

Bedroom Four

9'8" x 11'4" (2.97 x 3.46)



Carpet. Radiator. uPVC window to the mirror aspect. Two built-in storage cupboards.

Bathroom

7'10" x 6'0" (2.40 x 1.85)



Fitted with a suite comprising of panelled bath, corner shower cubicle with rainfall showerhead and vanity unit housing a low-level WC and wash hand basin. Laminate flooring. Vinyl panelled walls. Wall mounted upright heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

Loft room

7'10" extending to 14'3" x 30'10" (2.40 extending to 4.36 x 9.41)



Carpet. Two radiators. Two Velux windows to the rear aspect. Full ceiling lights. Under eaves storage area. Door leading into: –

Bathroom

6'0" x 13'3" (1.85 x 4.04)



Fitted with a suite comprising of p-shaped bath with rainfall shower over, vanity wash hand basin unit and low-level WC. Vinyl flooring. Wall mounted upright heated towel rail. Ceiling spotlights.

Outside



Externally, the property is approached over a private driveway which privides extensive off road parking and leads to a double garage positioned to the rear of the property.

Garage

10'10" extending to 22'0" max x 19'0" (3.31 extending to 6.73 max x 5.80)



Electric roller door to the front aspect. Power and light. Housing the gas combination boiler which serves the annexe.

Annexe



Entrance Hall

6'11" x 5'9" (2.12 x 1.77)



uPVC door to the front aspect. Laminate flooring. Built in storage. Ceiling light. Doors leading into:-

Living kitchen

20'9" x 17'6" (6.33 x 5.34)



Fitted with kitchen units comprising of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit with hose mixer tap. Integrated four ring gas hob with extractor over, double electric oven, fridge freezer and dishwasher. Laminate flooring to the kitchen area. Carpet to the lounge area. uPVCs sliding patio doors leading on to the garden. uPVC windows to both side aspects. Radiator. Ceiling spotlights. Doors leading into Bedroom One and the Bathroom.

Bedroom One

13'11" x 9'2" (4.26 x 2.80)



Laminate flooring. Radiator. uPVC window to the side aspect. Ceiling spotlights.

Bedroom Two

10'8" x 7'6" (3.26 x 2.31)



Carpet. Wall mounted upright radiator. uPVC window to the front aspect. Ceiling spotlights.

Bathroom

9'4" x 9'0" (2.86 x 2.75)



Fitted with a suite comprising of panelled bath, shower cubicle with rainfall showerhead, vanity wash hand basin unit and low-level WC. Vinyl flooring. Part vinyl paneled walls. Radiator. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

Gardens



The gardens are a particular feature of the property, having been thoughtfully designed to create a wonderful outdoor environment for both relaxation and entertaining. Enjoying a high degree of privacy and taking full advantage of the property's elevated position, the grounds offer attractive views across the surrounding countryside.

A decked seating terrace provides the perfect spot to enjoy your morning coffee in the sunshine, and for al fresco dining, whilst a substantial lawn offers ample space for families and children to play.

Complementing the lawn is a paved patio area, ideal for enjoying the sun throughout the day or hosting guests during the warmer months.

A standout feature is the impressive timber garden room, creating a superb all-season retreat. Beautifully positioned within the garden, this versatile space is perfect for entertaining friends and family, relaxing with a drink, or even serving as a home bar, hobby room or additional recreational space. Together, the gardens and garden room provide an exceptional extension of the living accommodation, enhancing the property's appeal as a home designed for modern family life and outdoor enjoyment.

Garden Room

13'7" x 9'3" (4.16 x 2.84)



An ideal space for relaxing or entertaining, with power and light.

Agents Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Stoke on Trent Band F

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.

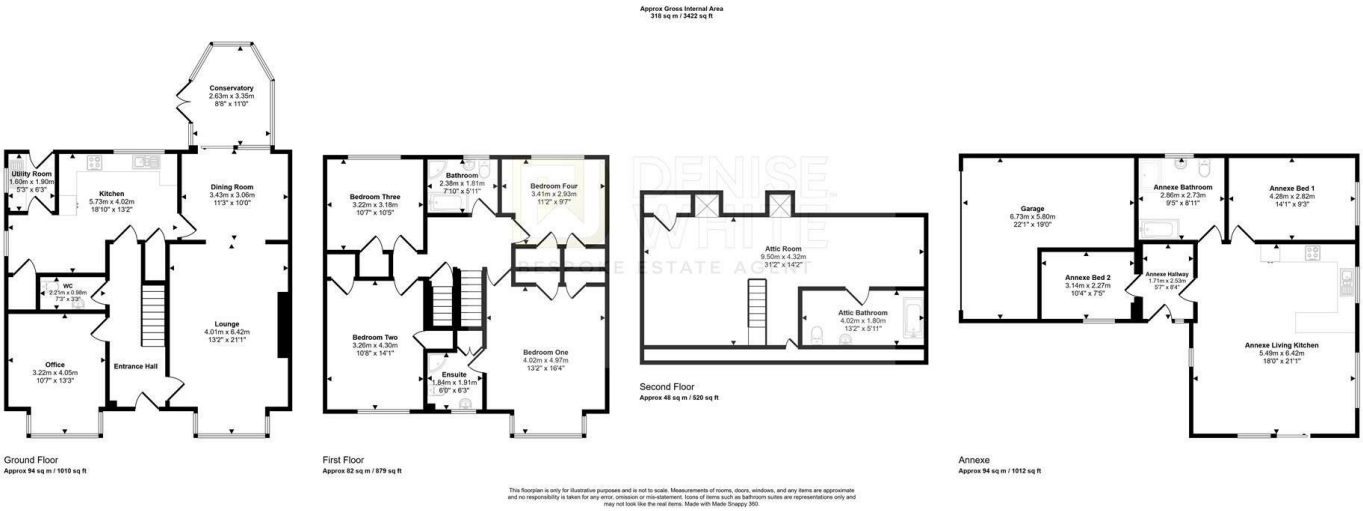
Do You Need A Mortgage?

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.

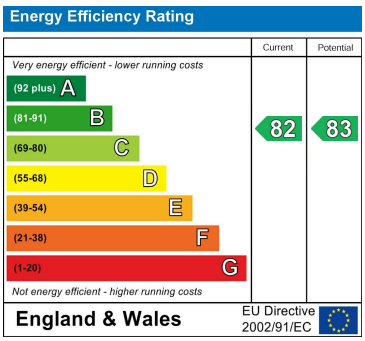
Floor Plan

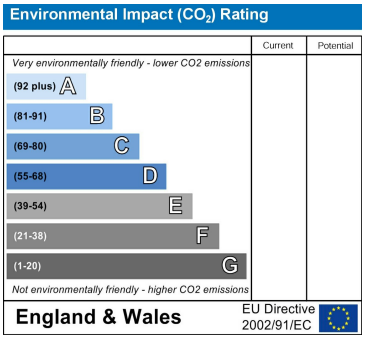


Area Map



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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