



17 East Drive, Cheddleton, Staffordshire, ST13 7DN

Offers in the region of £495,000

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"Luxury is when it seems flawless, when you reach the right balance between all elements" ~ Jean-Louis Deniot

Experience the perfect blend of style and functionality with this stunning open-plan kitchen, seamlessly integrated with the dining space. This reconfiguration transforms the kitchen and dining area into a cohesive, expansive environment where cooking, dining, and socialising come together, making it the ideal setting for modern, family, living.

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

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Denise White Estate Agent's Comments

Situated within beautifully landscaped grounds on a peaceful cul-de-sac shared by a select few prestigious homes, this detached four-bedroom house epitomizes the ideal family residence. Located in the highly desirable St. Edward Park Development, it is surrounded by acres of picturesque woodland and was built in 2005 by the esteemed builder, Redrow.

Inside, the home has been meticulously maintained and features a redesigned kitchen and dining area, creating a modern open-plan space that seamlessly connects to the rear garden through sliding doors. With ample storage and integrated appliances, this sociable area is perfect for entertaining. The high-specification kitchen enhances the overall appeal, making it an ideal setting for contemporary family living. A generously sized lounge at the front provides a cosy gathering spot for family evenings or socialising, with double doors that open into the kitchen diner. The ground floor also includes a practical utility room and a convenient cloakroom.

On the first floor, you'll find four well-appointed bedrooms, including a main bedroom with an en-suite bathroom. A newly fitted luxury family bathroom features a stunning freestanding bath.

The property offers ample off-road parking with a block-paved driveway leading to an up-and-over garage door. The garage has been partitioned into two separate rooms, one equipped with useful base units. The enclosed rear garden is primarily laid to lawn, complemented by flower beds and shrubbery, along with a decked patio area. Whether hosting friends or enjoying a casual game with the kids, this garden is perfectly sized and easy to maintain.

Location



Nestled within the prestigious St. Edwards Estate in Cheddleton, Staffordshire, this former hospital has been beautifully transformed into a serene haven, fostering tranquillity and a strong sense of community. Its prime location offers a quick commute to the charming market town of Leek, while the breath-taking Peak District National Park is just a short drive away. Additionally, easy access to Stoke-on-Trent and major roadways, including the A50, A500, and M6, makes travel convenient, with the town of Macclesfield also within reach. There estate also features a bus route, providing a reliable service that connects to the sought-after Westwood schools.

Entrance Hall



Exposed style wooden floor covering, radiator, coving to the ceiling, ceiling light, stairs off to the first floor accommodation and access to the ground floor living space.

Lounge



Fitted carpet, coving to the ceiling, feature fireplace, black inset and hearth, electric fire, radiator, double glazed lead effect window to the front aspect, double doors, leading into the open plan kitchen dining space.

Kitchen Diner



A range of wall and base units with Corian work surfaces over, sink unit with grooved drainer, wine fridge, wine rack, dishwasher, gas range style cooker, extractor hood over, lighting over, tiled splash backs, wall lights, tiled effect floor covering, sliding patio double glazed doors leading from dining area out to the rear garden space, ceiling lights, coving to the ceiling, breakfast bar area.

Utility



Matching base units to the kitchen with a work surface over and a stainless steel sink unit with a drainer, plumbing for washing machine, tiled splash backs, tiled effect floor covering same as the kitchen area, for leading outside, loft access storage cupboard, radiator, access to the garage.

Cloakroom



Vanity wash hand basin with storage under, W.C. tiled splash back, exposed wooden effect flooring, ceiling light, heated towel rail, feature circular lead effect window to the front aspect, extractor.

Garage/Storage Space



The garage has been partitioned into two parts to provide a storage space at the rear and the front. The front has an up and over door with base units and work surfaces over.

First Floor Accommodation



Ceiling light, loft access. fitted carpet, wall light, radiator.

Bedroom One



Fitted carpet, radiator, double glazed window, ceiling light, fitted wardrobes and access into the en-suite.

En-Suite Shower Room



Shower cubicle, pedestal wash hand basin, W.C. heated towel rail, fully tiled walls, double glazed window, extractor, ceiling light.

Family Bathroom



A suite with a freestanding bath with shower attachment, W.C. pedestal wash hand basin, heated towel rail, wooden panelling to wall dado height, decorative floor covering, double glazed window, ceiling light, extractor.

Bedroom Two



Fitted carpet, radiator, double glazed window, ceiling light, fitted wardrobes.

Bedroom Three



Fitted carpet, ceiling light, radiator, double glazed window.

Bedroom Four



Fitted carpet, double glazed window, ceiling light, radiator.

Outside



To the front there is a blocked paved driveway that provides off road parking. Gated access to the rear. The rear garden is enclosed with lawned area, flower and shrubs, decked seating patio area.

Agents Notes

Freehold
All mains services connected
Staffordshire Moorlands District Council - Tax Band - E

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



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all 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 advice.

WE WON !!!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honoured 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.

Do You Have A House to Sell or Rent ?

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.

Do You Need Help With 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.

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.

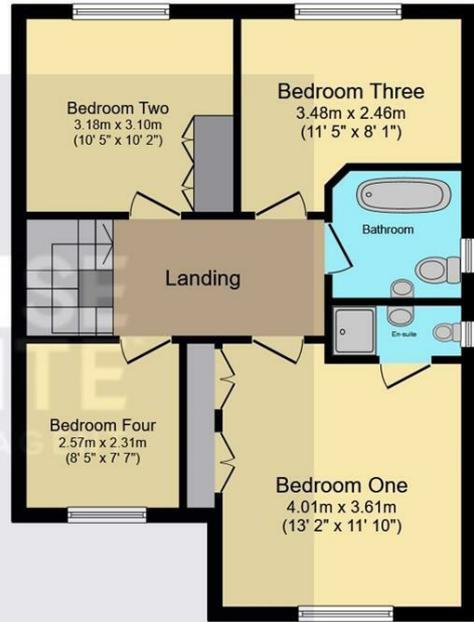
Buyer ID Checks

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



Ground Floor
 Floor area 75.8 m² (816 sq.ft.)



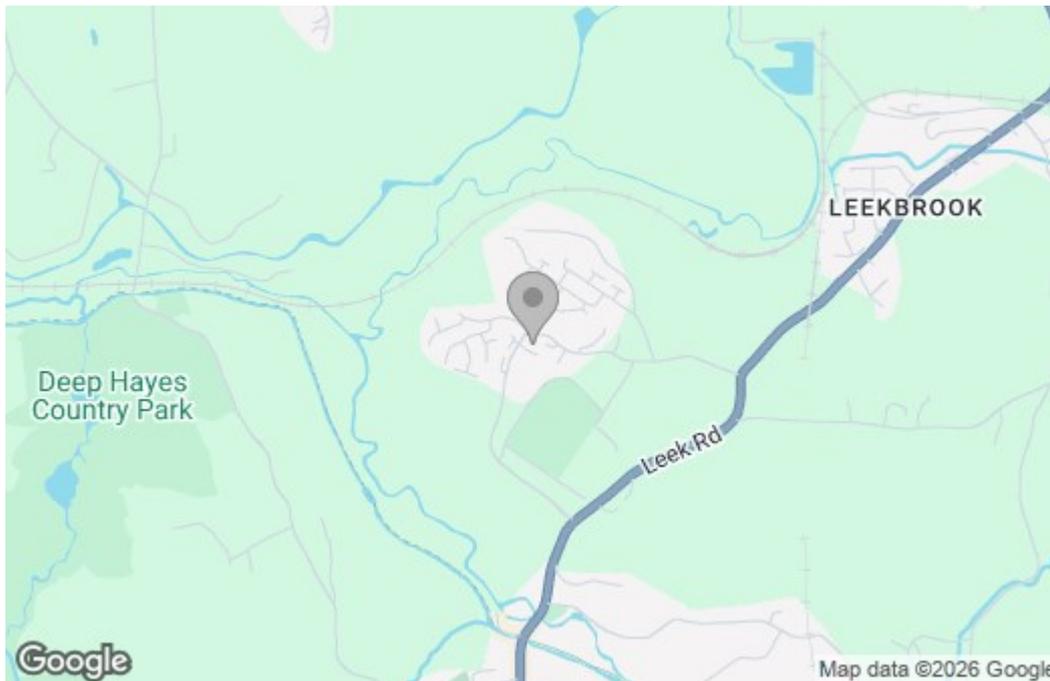
First Floor
 Floor area 54.0 m² (581 sq.ft.)

TOTAL: 129.8 m² (1,397 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

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (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 ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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