



## 14 Butters Court, Newcastle, ST5 6SU

**Offers in the region of £340,000**

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"Lower maintenance means you spend less time fixing problems and more time enjoying your home." - Unknown

An immaculately presented four-bedroom detached home on the outskirts of Silverdale Country Park. Meticulously maintained throughout, the property offers stylish and contemporary interiors completed to a high finish throughout. With spacious and versatile accommodation, this home is ideal for families looking to grow.

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

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## Denise White Estate Agent's Comments

Situated on the highly regarded Butter's Court in Silverdale, this immaculately presented four-bedroom detached residence offers spacious, thoughtfully designed accommodation ideal for modern family living.

The property opens into a large and welcoming entrance hallway, creating an immediate sense of space and quality. The spacious lounge provides a stylish yet comfortable setting for relaxation with a large bay window allowing ample light. The impressive kitchen diner forms the true heart of the home – perfectly arranged for both day-to-day living and entertaining with a range of integrated appliances, granite worktops and French doors onto the rear garden. With generous work surfaces and ample dining space, it balances practicality with contemporary design. A separate utility room accessed from the kitchen adds further functionality and additional storage whilst a convenient downstairs WC is positioned just off the hallway, ideal for guests.

To the first floor, there are four well proportioned bedrooms including a principal bedroom which enjoys fitted wardrobes and an ensuite shower room which has been updated by the current owners, creating a well-appointed and private retreat. There is a second double bedroom to the rear of the home with two further single rooms, ideal for children or as a home office /hobby room. The remaining bedrooms are serviced by a stylish shower room.

Externally, the property boasts a generous enclosed rear garden, ideal for outdoor entertaining and family use. A garage and off-road parking further enhance the home's practicality, while the addition of an electric vehicle charging point offers modern convenience and future-ready living.

A superb opportunity to acquire a beautifully maintained detached home in a desirable location.

## Location



Positioned in an enviable setting overlooking the stunning Silverdale Country Park, Butters Court enjoys one of Silverdale's most desirable and picturesque locations. This peaceful residential enclave benefits from open views and immediate access to acres of landscaped parkland, offering scenic walking routes right on your doorstep.

From the moment you step outside, you're moments away from a network of well-maintained footpaths, woodland trails and open green spaces – perfect for morning runs, dog walks, or relaxed weekend strolls. Silverdale Country Park itself provides a beautiful blend of wildlife habitats, elevated viewpoints and panoramic countryside scenery, all within comfortable walking distance.

Silverdale village centre is also easily accessible, offering a selection of everyday amenities including local shops, cafés, schools and healthcare facilities. For commuters, the area benefits from convenient road links to Newcastle-under-Lyme and Stoke-on-Trent, with rail connections available from nearby stations for travel further afield.

Butters Court combines the tranquillity of a semi-rural outlook with the practicality of excellent local amenities and transport connections. It's an ideal setting for those seeking green space, community atmosphere and everyday convenience in equal measure.

## Entrance Hallway



Fitted carpet. Wall mounted radiator. Stairs to first floor accommodation. Storage cupboard. Ceiling light.

## WC

6'3" x 4'0" (1.93 x 1.23)



WC. Pedestal style wash hand basin. Obscured uPVC window. Ceiling light.

## Lounge

17'8" x 10'9" (5.41 x 3.29 )



Fitted carpet. Wall mounted radiator. uPVC bay window to the front aspect. Access into kitchen diner. Ceiling light.

## Kitchen Diner

19'6" x 11'8" (5.95 x 3.58 )



Wooden design flooring. Wall mounted radiator. Fitted with a range of wall and base units with granite work tops above. Integrated bin, Lamona Wine fridge, Lamona dishwasher, electric oven, gas hob, fridge freezer, and sink unit with mixer tap above. uPVC window to the rear aspect. uPVC double doors leading to garden. Storage cupboard/Pantry. Access to Utility. Inset spotlights. Ceiling lights.

## Utility



Wooden design flooring. Integrated washer. Integrated dryer. Access to outside. Ceiling light.

## First Floor Landing

Fitted carpet. Wall mounted radiator. Boiler access. Ceiling light.

## Bedroom One

10'9" x 9'6" (3.29 x 2.91 )



Fitted carpet. Wall mounted radiator. Fitted wardrobes. Access to ensuite. uPVC window to the front aspect. Ceiling light.

## Ensuite

7'2" x 4'0" (2.20 x 1.22)



Tiled flooring. Heated towel rail. WC. Pedestal style wash hand basin. Obscured uPVC window. Shower cubicle with rain style shower. Inset Spotlights.

## Bedroom Two

10'7" x 10'4" (3.24 x 3.15 )



Fitted carpet. Wall mounted radiator. Fitted wardrobes. uPVC Window to the rear aspect. Ceiling light.

### Bedroom Three

9'7" x 6'5" (2.94 x 1.96 )



Fitted carpet. Wall mounted radiator. uPVC window to the front aspect. Ceiling light.

### Bedroom Four

9'0" x 7'2" (2.75 x 2.19 )



Fitted carpet. Wall mounted radiator. Fitted wardrobe. uPVC window to the rear aspect. Ceiling light.

### Shower Room

6'10" x 5'7" (2.09 x 1.72 )



Pedestal style wash hand basin. WC. Walk in shower. Obscured uPVC window. Ceiling light.

### Outside



The property enjoys a well-maintained and fully enclosed rear garden, mainly laid to lawn with a paved patio area ideal for outdoor seating and entertaining. Fenced boundaries provide privacy, while gated side access enhances practicality.

A detached garage and off-road parking sit adjacent to the property, with the added benefit of an electric vehicle charging point. A neat, low-maintenance outdoor space perfectly suited for modern family living.

## Garage

18'4" x 9'8" (5.61 x 2.96 )

Up and over door to the front aspect. Power and lighting.

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Newcastle Under Lyme 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.

## Property 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.

## Need A Mortgage Advisor?

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.

## 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.

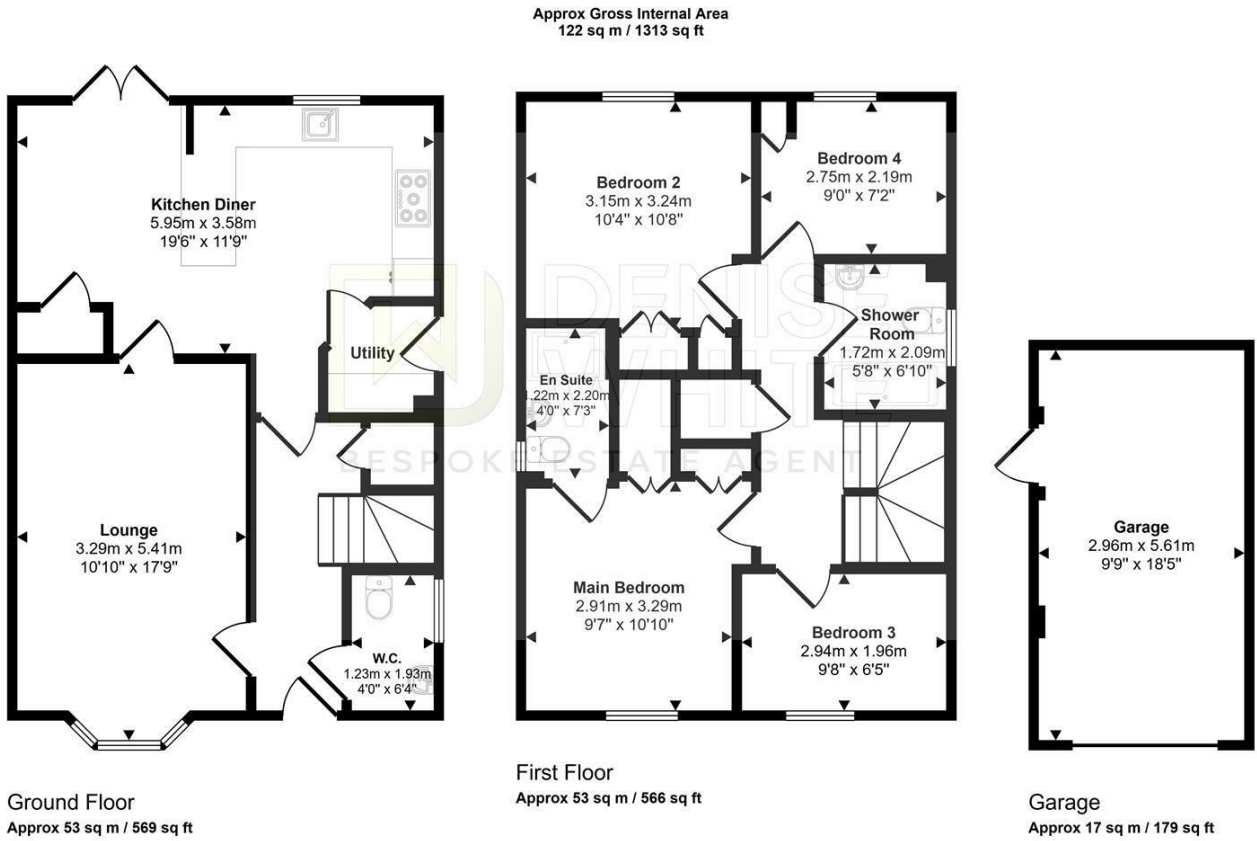
The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

## Anti-Money Laundering & ID Checks



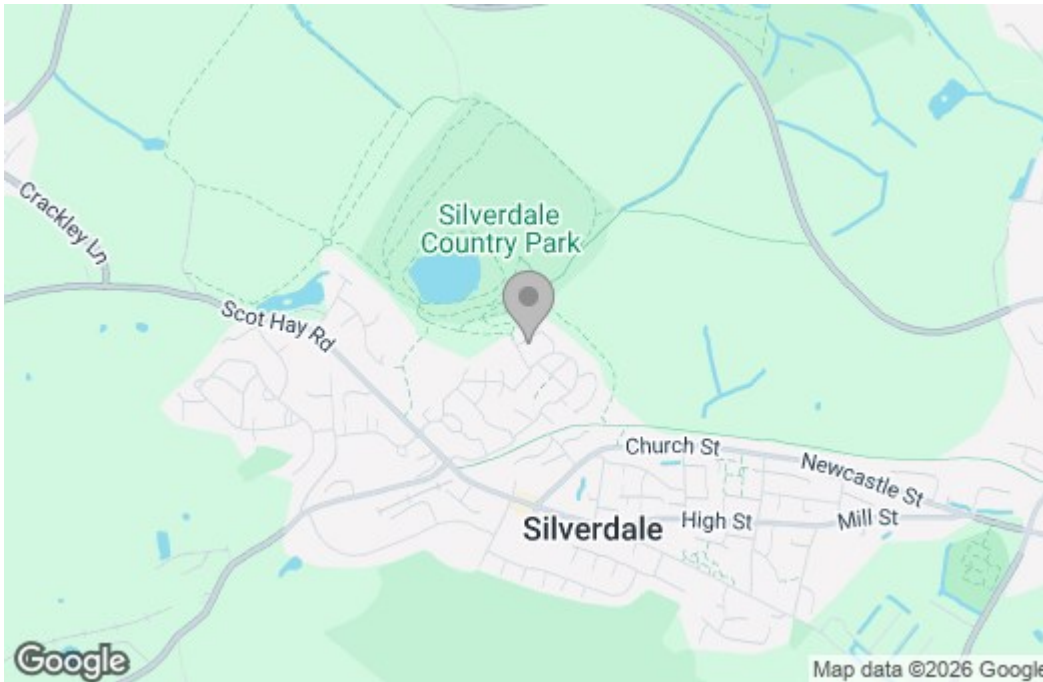
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365, 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

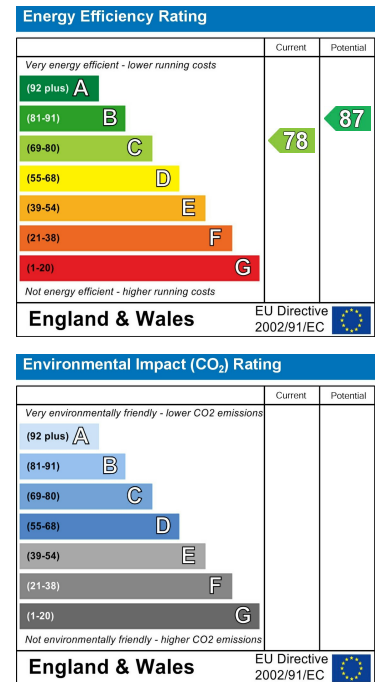


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Area Map



## Energy Efficiency Graph



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.