



4 Botham Drive

Cheddleton, Leek, ST13 7HE

Offers over £200,000



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"Every home you consider is a step closer to where your next chapter begins." - Unknown

This beautifully presented bungalow offers stylish interiors throughout, making it ideal for those seeking a move-in-ready home. Situated in a quiet position within a popular village known for its strong sense of community, the property enjoys the perfect balance of convenience and semi-rural living. With easy transport links and local amenities close by, it provides a peaceful yet well-connected lifestyle.



Denise White Estate Agents Comments

Beautifully presented throughout, this stylish two-bedroom semi-detached bungalow is ideally situated in the ever-popular village of Cheddleton. The property has been thoughtfully renovated by the current owner to create contemporary, well-designed interiors that are both practical and inviting.

Externally, the home offers off-road parking for two vehicles, complemented by a low-maintenance gravelled front garden with a paved pathway leading to gated side access. To the rear, a further low-maintenance gravelled garden enjoys open views across fields beyond, providing a peaceful backdrop. A detached single garage offers useful additional storage or parking for a smaller vehicle.

Internally, the accommodation is beautifully finished and well proportioned. The shaker-style kitchen is fitted with a range of integrated appliances and is decorated in warm neutral tones, enhanced by bespoke panelling. The living room is a standout feature of the home, offering generous space and boasting an impressive media wall with built-in shelving, ambient lighting and an electric fireplace, creating a cosy yet modern focal point.

To the rear of the property are two bedrooms. The main bedroom is a comfortable double and enjoys pleasant views. The second bedroom is currently utilised as a dressing room but would equally suit use as a home office or single bedroom, offering excellent versatility.

Enjoying a semi-rural outlook while remaining just a short distance from local shops and popular pubs, this delightful bungalow perfectly balances village convenience with countryside charm.

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, 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

Entrance Hallway

Fitted carpet. Wall mounted radiator. Airing cupboard. Loft access. Ceiling light.

Kitchen 14'0" x 5'1" (4.27 x 1.55)

Vinyl flooring. Wall mounted radiator. Fitted with a range of wall and base units. Integrated oven. Integrated fridge freezer. Electric hob. Sink unit. UPVC double glazed window to the front aspect. Inset spotlights.

Lounge 13'0" x 12'5" (3.98 x 3.80)

Laminate flooring. Wall mounted radiator. Bespoke media wall with shelving and inset lighting. UPVC double glazed window to the front aspect. Ceiling light.

Bedroom One 10'7" x 10'6" (3.24 x 3.22)

Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

Bedroom Two 10'7" x 5'7" min (3.24 x 1.71 min)

Fitted carpet. Wall mounted radiator. Fitted wardrobe's. UPVC double glazed window to the rear aspect. Ceiling light.

Bathroom 7'4" x 5'1" (2.25 x 1.57)

Laminate flooring. Heated Towel rail. Wash hand basin. WC. Rain style shower. Ceiling light.

Outside

Externally, the property offers off-road parking for two vehicles and a low-maintenance gravelled front garden with paved access and gated entry to the side. To the rear is a further low-maintenance gravelled garden, enjoying open views across fields beyond. A detached single garage provides additional storage or parking for a smaller vehicle.

Agent Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band

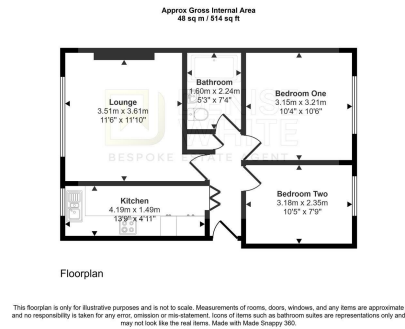
Please Note

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.

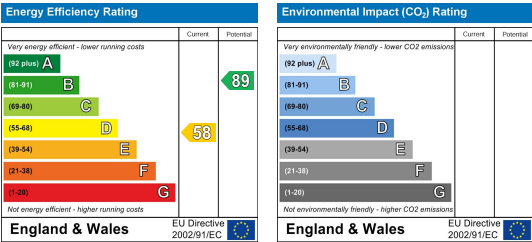
Area Map



Floor Plans



Energy Efficiency Graph



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