



4 Botham Drive, Staffordshire, 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.

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

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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

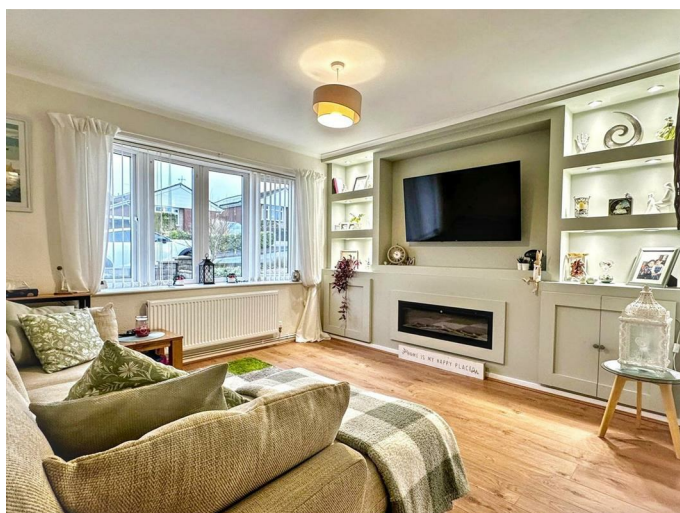
14'0" x 5'1" (4.27 x 1.55)



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

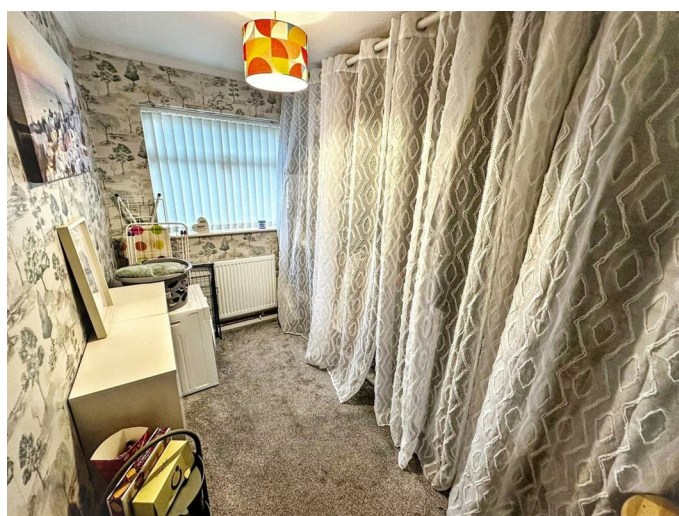
10'7" x 10'6" (3.24 x 3.22)



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

Bedroom Two

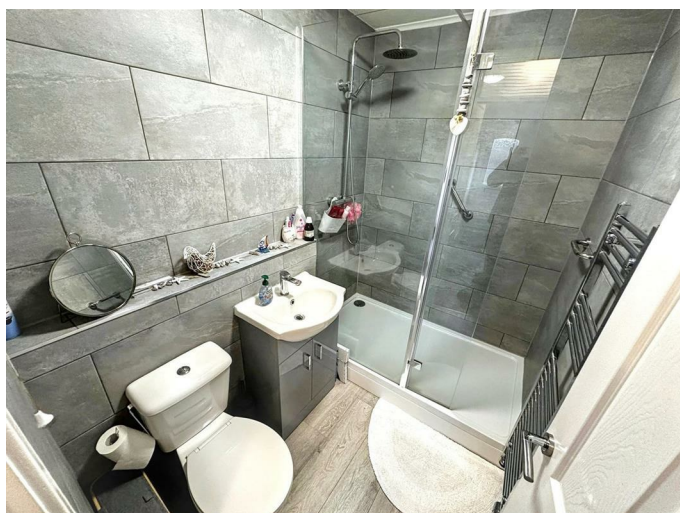
10'7" x 5'7" min (3.24 x 1.71 min)



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 B

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 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.

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.

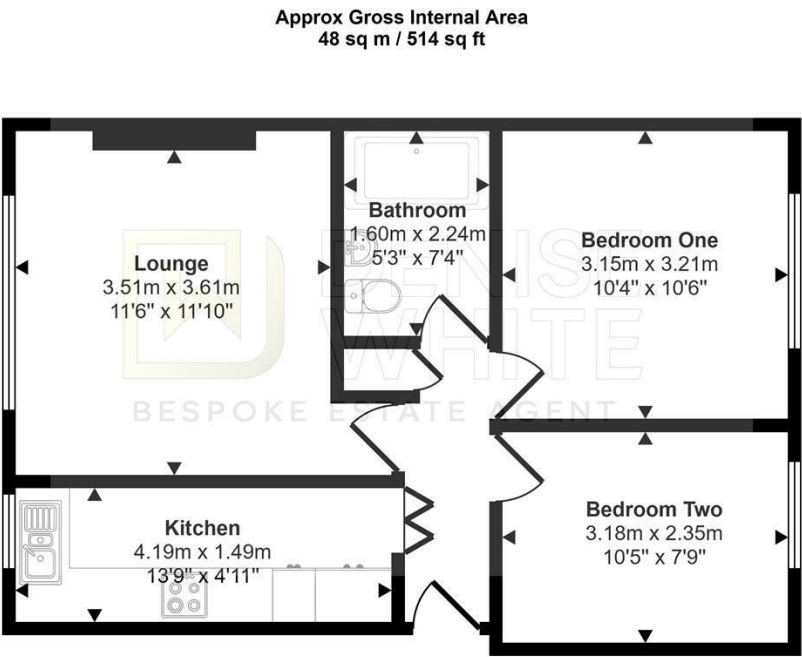
Need A Mortgage Advisor?

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

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



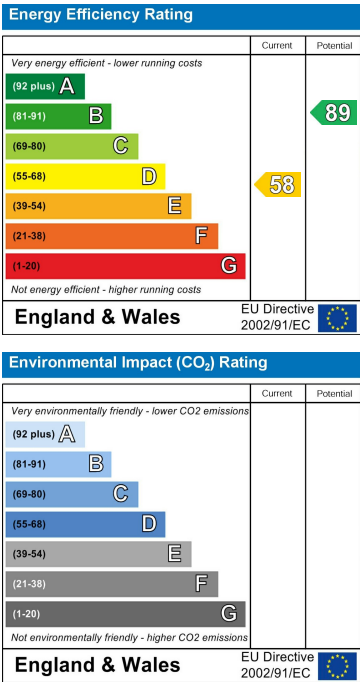
Floorplan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.