



## 24 Cheddleton Park Avenue, Staffordshire, ST13 7NS

**Guide price £450,000**

CALL US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

\*\* GUIDE PRICE £450,000 TO £475,000 \*\*

\*In order to be irreplaceable, one must always be different\* ~ Coco Chanel

A beautifully presented modern four-bedroom detached family home in the highly sought-after Cheddleton Park Avenue. Boasting stylish living spaces, a contemporary kitchen and bathrooms, spacious bedrooms, and a large, private garden, this home is ideal for modern family life. Located close to local amenities, the Caldon Canal, and excellent road links, viewing is highly recommended.

## **Denise White Estate Agents Comments**

A beautifully presented modern four-bedroom detached family residence, positioned within the highly sought-after location of Cheddleton Park Avenue. The property has been updated and improved to an exceptional standard throughout by the current owners, offering stylish contemporary living spaces alongside generous bedrooms and high-quality kitchen and bathroom fittings.

To the ground floor, an inviting entrance hall welcomes you to the property, with stairs rising to the first floor. Doors lead to the downstairs WC, the lounge and the breakfast kitchen. The lounge is situated to the front of the property and features a bay window along with a striking media wall which can house a 65-inch television and a contemporary 'Evonic' electric log-burning effect fire, complemented by inset shelving and ambient lighting. Sliding double doors open into the dining room, which enjoys views over the rear garden and flows seamlessly into the beautifully appointed breakfast kitchen.

The kitchen is fitted with a modern range of units with integrated appliances and Corian work surfaces, incorporating a breakfast bar ideal for informal dining. Beyond the kitchen is a practical utility room, which in turn provides access to a useful garage storeroom.

To the first floor, you will find four well-proportioned double bedrooms, all benefiting from built-in wardrobes. Bedroom One is positioned to the front of the property and is a spacious double room with two built-in double wardrobes and a contemporary en-suite shower room. Bedroom Two also sits to the front and is another generous double bedroom with a built-in double wardrobe. To the rear of the property are Bedrooms Three and Four, along with the family bathroom, which has been fitted with a stunning four-piece suite including a freestanding slipper bath and a stylish vanity wash hand basin unit.

Externally, the property occupies an excellent-sized plot, offering off-road parking for two vehicles to

the front and a large, private and enclosed garden to the rear. The garden is laid mainly to lawn and features a paved patio seating area along with a decked area to the bottom of the garden, where you will find a striking metal-framed garden room.

Located on one of Cheddleton's most sought after addresses, the property is within easy reach of local shops and amenities and just a short distance from the Caldon Canal and The Boat Inn; a popular country pub which overlooks the canal. There are excellent road links to the market town of Leek, offering a wide range of independent shops and eateries, as well as convenient access to Stoke-on-Trent. An ideal family home, and viewing is highly recommended.

## **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, a bowls 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, a 10-mile walking trail that

follows the River Churnet through the Staffordshire Moorlands.

## Entrance Hall



Composite entrance door to the front aspect. Tiled flooring. Wall mounted traditional column radiator. Stairs leading to the first floor. Ceiling spotlights. Doors leading into:—

## Lounge

17'0" x 11'6" (5.19 x 3.53)



Fitted with a built-in media wall to house a 65 inch TV, featuring an "Evonic" electric log burning effect fire and shelving with inset spotlights. Carpet. Radiator. uPVC bay window to the front aspect. Two ceiling lights.

## Dining Room

10'8" x 9'8" (3.26 x 2.95)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light. Sliding doors leading into the Lounge.

## Kitchen

17'2" x 10'4" (5.24 x 3.17)



Fitted with the contemporary range of wall and base units with 'Corean' work surfaces over incorporating an inset sink unit with mixer tap. Integrated dishwasher, upright fridge, single electric oven, microwave oven and four ring induction hob. Undercupboard and inset plinth lighting. Tiled flooring. Glitter glass splashbacks. uPVC French doors with inset Venetian blinds leading to the rear garden. uPVC window to the rear aspect. Wall mounted upright traditional column radiator. Ceiling spotlights. 'Corean' breakfast bar with built-in storage cupboards. Door leading to the dining room. Door leading into:—

## Utility Room

8'5" x 5'1" (2.58 x 1.57)



Fitted with a stainless steel sink unit with mixer tap. Wall mounted gas central heating boiler. Plumbing for automatic washing machine. Tiled flooring. Wall mounted upright traditional column radiator. Sealed unit double glazed door to the side aspect. Ceiling light. Internal door leading to the garage storeroom.

## Garage Store Room

15'10" x 8'9" (4.85 x 2.69)

Fitted with a range of wall and base units with worksurfaces over. Hot water cylinder system. Ceiling light. Radiator.

## WC



Fitted with a wall hung WC and vanity wash hand basin unit. Tiled flooring. Fully tiled walls. Wall

mounted upright traditional column radiator. Ceiling light.

## First Floor landing



Carpet. Radiator. Loft access. Ceiling spotlights. Storage cupboard. Doors leading into:-

## Bedroom One

12'11" x 11'9" (3.95 x 3.59)



Carpet. Radiator. Two built-in double wardrobes. Two uPVC windows to the front aspect. Ceiling light. Door leading into:-

### Ensuite

6'0" x 4'2" (1.83 x 1.28)



Visited with a suite comprising of fully tiled shower cubicle and vanity unit housing a countertop sink unit with mixer tap and low level WC. Carpet. Radiator. Part tiled walls. Obscured uPVC window to the front aspect. Ceiling spotlights.

### Bedroom Two

14'1" x 8'4" (4.31 x 2.56)



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

### Bedroom Three

12'5" x 8'1" (3.80 x 2.47)



Carpet. Radiator. Built-in double wardrobe. Feature wooden panelled wall. uPVC window to the rear aspect. Ceiling light.

### Bedroom Four

12'9" x 8'9" (3.9 x 2.68)



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

## Bathroom

8'7" x 5'6" (2.64 x 1.69)



Fitted with a contemporary suite comprising of freestanding slipper bath with freestanding shower mixer tap, corner shower cubicle with rainfall showerhead, wall mounted WC and vanity wash hand basin unit with mixer tap. Tiled flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the rear aspect. Ceiling spotlights.

## Outside

To the front of the property there is a tarmac driveway which provides off road parking for two vehicles. There is also a garage store room, ideal for storing outdoor items, bicycles, etc. Gated access to the side of the property leads to a fabulous private and enclosed rear garden.

## Garden



To the rear of the property there is a generous, private, and enclosed garden, laid predominantly to lawn bordered by mature trees and shrubs and featuring a greenhouse, offering a perfect space for family life and entertaining. A paved patio area provides an ideal spot for outdoor dining, while a decked area at the bottom of the garden features a striking metal-framed garden room, the perfect entertaining or relaxation space. The garden is fully enclosed, providing safety and privacy, giving the homeowner peace of mind as children play and pets roam. To the side of the property there is a large timber shed, ideal for storage of garden tools and furniture.

## Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands 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



"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?**

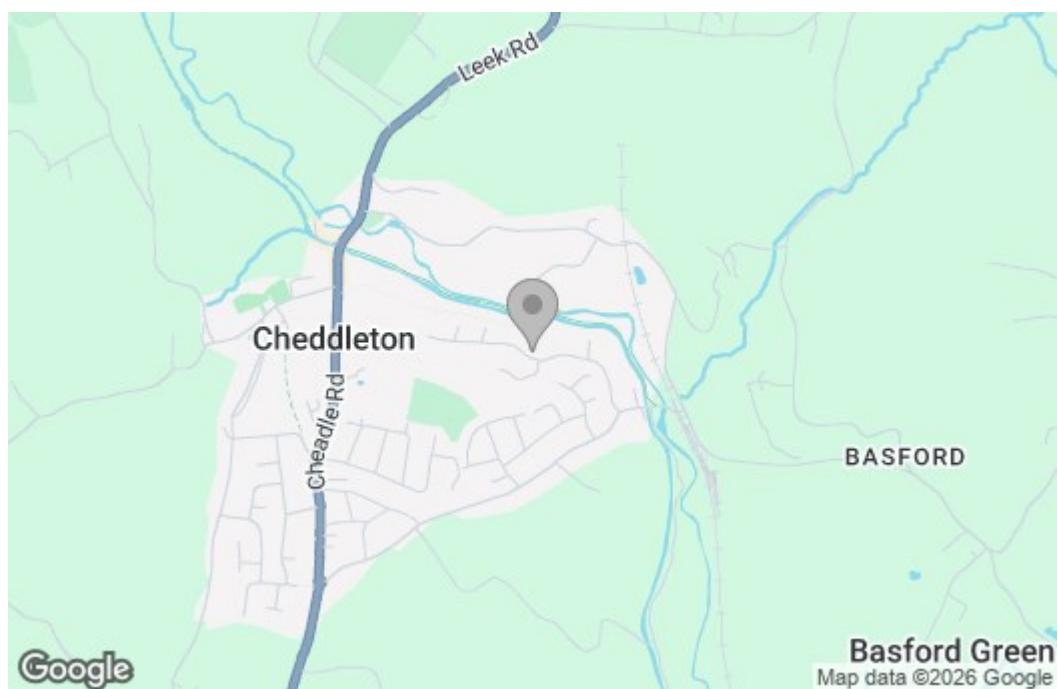
Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## **Buyer ID Checks**

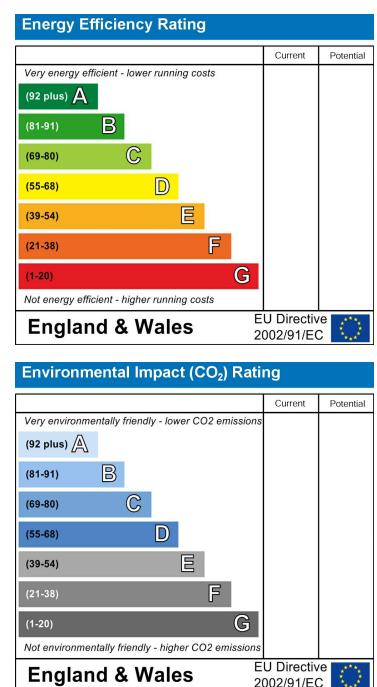
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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