



37 Cheddleton Park Avenue, Leek, ST13 7NS

Offers over £475,000

OUR PHONELINES ARE OPEN 9AM - 9PM 7 DAYS A WEEK!

"A home should have enough room for laughter, gathering, and growing together."

Occupying a sought-after position on Cheddleton Park Avenue, this substantial five-bedroom detached home offers spacious and versatile accommodation extending to four reception rooms, five bedrooms, and three bathrooms. Well presented throughout, the property is ideally suited to larger families, multi-generational living, or those seeking a home with ample space to adapt and make their own.

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

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Denise White Estate Agents Comments

Occupying a desirable position on the ever-popular Cheddleton Park Avenue, this impressive five-bedroom detached family home offers an exceptional amount of versatile accommodation, extending to four reception rooms, five bedrooms, and three bathrooms. Beautifully maintained and well presented throughout, the property is perfectly suited to larger families, multi-generational living, or those seeking generous and flexible living space in a sought-after residential location.

A welcoming entrance hall provides access to the principal ground floor accommodation and immediately conveys the excellent proportions found throughout the home. To the rear of the property, the spacious kitchen diner serves as the heart of the home, fitted with a range of cream shaker-style cabinetry, integrated appliances, and ample space for family dining. French doors open directly onto the rear patio, flooding the room with natural light and creating a seamless connection to the garden, ideal for both everyday living and entertaining.

Adjoining the kitchen is a useful snug, offering flexibility as a reading area, workspace, playroom, or additional sitting space. A separate utility room provides further practicality and convenient access to both the lounge and the outside of the property.

The generously proportioned L-shaped lounge enjoys an abundance of natural light from two large windows to the front elevation and offers ample space for relaxation and family gatherings. For more formal occasions, a separate dining room provides an elegant entertaining space and benefits from French doors leading into both the living room and conservatory.

The living room is a bright and welcoming space, featuring a bay window to the front elevation, a feature fireplace, and neutral décor throughout. To the rear, the conservatory offers a wonderful additional reception area, complete with air conditioning and direct access to the garden, allowing it to be enjoyed comfortably throughout

the year.

To the first floor, there are five well-proportioned bedrooms comprising four doubles and a single bedroom. Bedrooms one and two are positioned to the rear of the property, overlooking the garden, and both benefit from fitted wardrobes and private en-suites. Bedrooms three and four are generous double rooms with useful storage solutions, while bedroom five provides an ideal child's bedroom, nursery, dressing room, or home office. These rooms are served by a well-appointed family bathroom.

Externally, the property continues to impress. A generous frontage provides off-road parking for multiple vehicles, while gated side access leads to an integral store offering excellent additional storage. To the rear, a substantial stone-paved patio extends across the width of the property, providing an ideal space for outdoor dining and entertaining. Steps rise to a large elevated lawn surrounded by mature trees and well-stocked borders, creating an attractive and private outdoor environment for the whole family to enjoy.

Overall, this substantial home offers an abundance of well-presented accommodation in a highly desirable location. With excellent space for growing families and scope for a purchaser to add their own style and finishing touches, this is a fantastic opportunity to acquire a versatile and spacious family home.

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

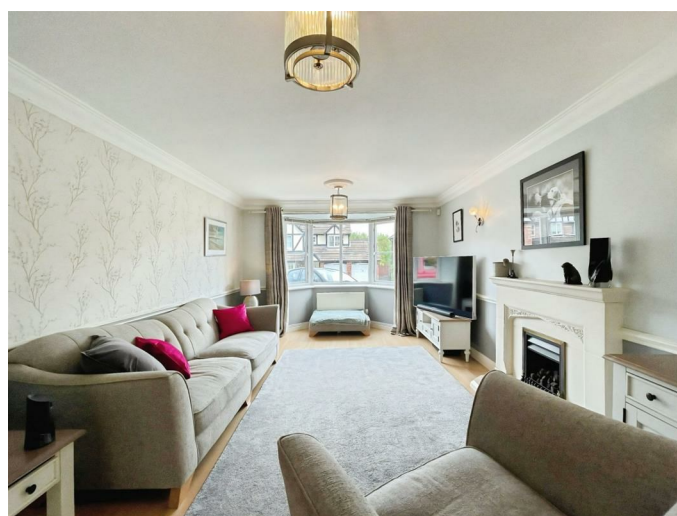
22'1" x 6'0" (6.75 x 1.84)



Laminate flooring. Wall mounted radiator. UPVC door to the front aspect. Stairs to the first floor accommodation. Coving. Three ceiling lights.

Living Room

18'0" x 11'3" (5.51 x 3.45)



Laminate flooring. Two wall mounted radiators. UPVC double glazed bay window to the front aspect. Gas fire with surround. Dado railing. Double doors into dining room. Coving. Two ceiling lights.

Dining Room

11'3" max x 11'10" (3.45 max x 3.61)



Continued laminate flooring. Wall mounted radiator. Dado railing. Access into kitchen and entrance hall. Two wall lights. French doors into conservatory. Coving. Ceiling light.

Conservatory

13'6" x 11'2" (4.13 x 3.41)



Continued laminate flooring. Two wall mounted radiators. Air-conditioning unit. UPVC double glazed windows to the rear and side aspects. French doors to the side aspect. Ceiling fan/light.

Kitchen Diner

16'4" max x 16'2" max (4.98 max x 4.94 max)



Tiled flooring. Range of shaker style wall base units with worktops above. Integrated fridge, freezer, split oven, dishwasher, gas hob with extractor above, and sink unit with mixer tap above. Wall mounted radiator. UPVC double glazed window to the rear aspect. UPVC double glazed windows to the rear and side aspects. French doors to the rear aspect. Inset spotlight. Opens into: –

Snug

6'7" x 8'5" (2.02 x 2.57)

Tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear aspect. Coving. Ceiling light.

Utility

4'11" max x 10'10" max (1.50 max x 3.31 max)



Continued tiled flooring. Wall mounted radiator. Base units with laminate worktop above stainless steel sink and drainer unit with taps above. Undercounter space for washing machine and tumble dryer. Wall mounted. Worcester boiler. Wooden door to the side aspect. Ceiling light. Extractor fan.

WC

3'6" x 5'2" (1.08 x 1.58)



Laminate flooring. Wall mounted radiator.

Low-level WC. Pedestal wash hand basin. Partially tiled walls. Ceiling light. Extractor fan. Consumer unit.

Lounge

17'2" max x 16'2" max (5.25 max x 4.95 max)



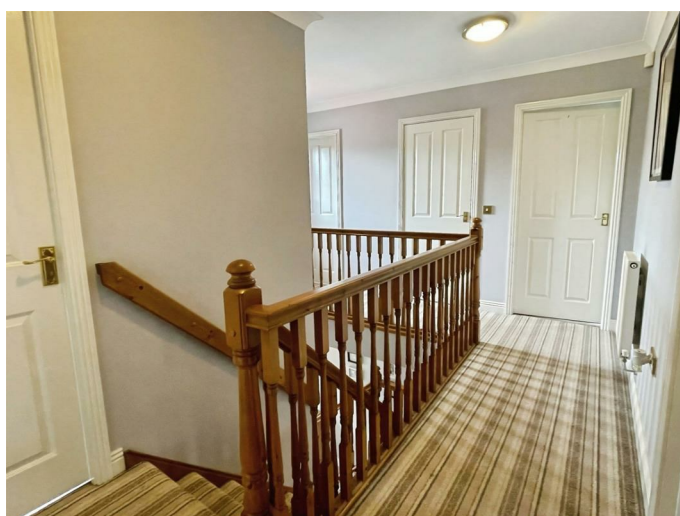
Fitted carpet. Two wall mounted radiators. Electric fireplace. Two uPVC double glazed windows to the front aspect. Access into entrance hall and utility. Two ceiling lights.

Store

7'8" x 6'10" (2.34 x 2.09)

Power and lighting. Consumer unit. Door to the side aspect.

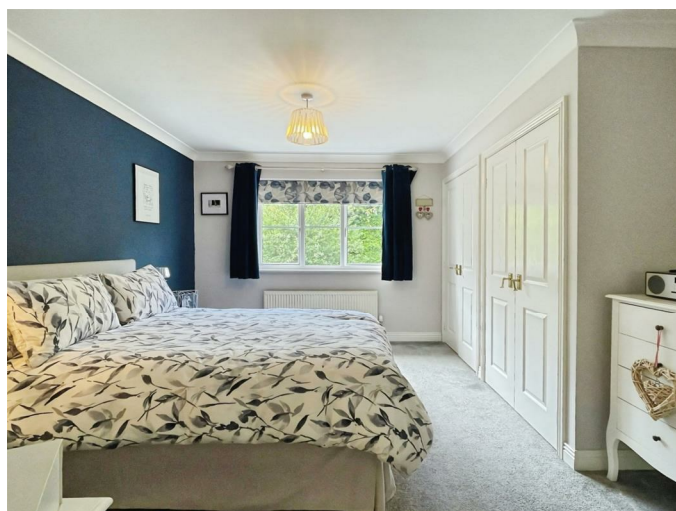
First Floor Landing



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Loft access. Coving. Three ceiling lights.

Bedroom One

14'2" x 12'4" max (4.32 x 3.76 max)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Built-in wardrobes. Coving. Ceiling light. Access into:-

Ensuite

8'4" x 6'7" (2.56 x 2.02)



Cushion flooring. Fitted bath. Low level WC. Pedestal wash hand basin. Shower cubicle with shower. Wall mounted radiator. Partially tiled walls. Obscured uPVC double glazed window to the side aspect. Inset spotlights. Extractor fan.

Bedroom Two

11'1" x 11'2" (3.40 x 3.41)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect. Built-in wardrobes. Coving. Ceiling light. Access into:-

Ensuite

5'4" x 6'3" max (1.63 x 1.93 max)



Cushion flooring. Low level WC. Pedestal wash hand basin. Shower cubicle with shower. Wall mounted radiator. Obscured uPVC double glazed window to the side aspect. Partially tiled walls. Extractor fan. Ceiling lights.

Bedroom Three

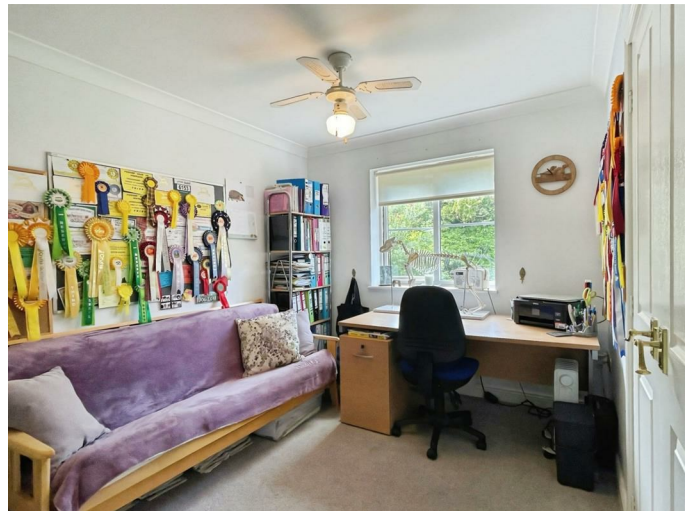
11'3" x 8'11" (3.44 x 2.72)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the front aspect. Storage cupboard. Coving. Ceiling light/fan.

Bedroom Four

11'1" x 8'8" (3.40 x 2.66)



Fitted carpet. Wall mounted radiator. uPVC double glazed window to the rear aspect Built-in wardrobes. Coving. Ceiling light/fan.

Bedroom Five

8'11" x 7'3" (2.74 x 2.23)



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

Bathroom

7'4" x 6'3" (2.25 x 1.93)



Cushion flooring. Fitted bath with shower above. Low level WC. Pedestal wash hand basin. Wall mounted radiator. Obscured uPVC double glazed window to the front aspect. Partially tiled walls. Inset spotlights. Extractor fan.

Outside



Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles, with gated side access leading to the rear garden and integral store. The enclosed rear garden features an extensive stone patio spanning the width of the property, ideal for outdoor entertaining, with steps leading to a large lawned area bordered by mature trees and well-stocked planting, creating an attractive and private outdoor space.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band F

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?

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 Require 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.

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.

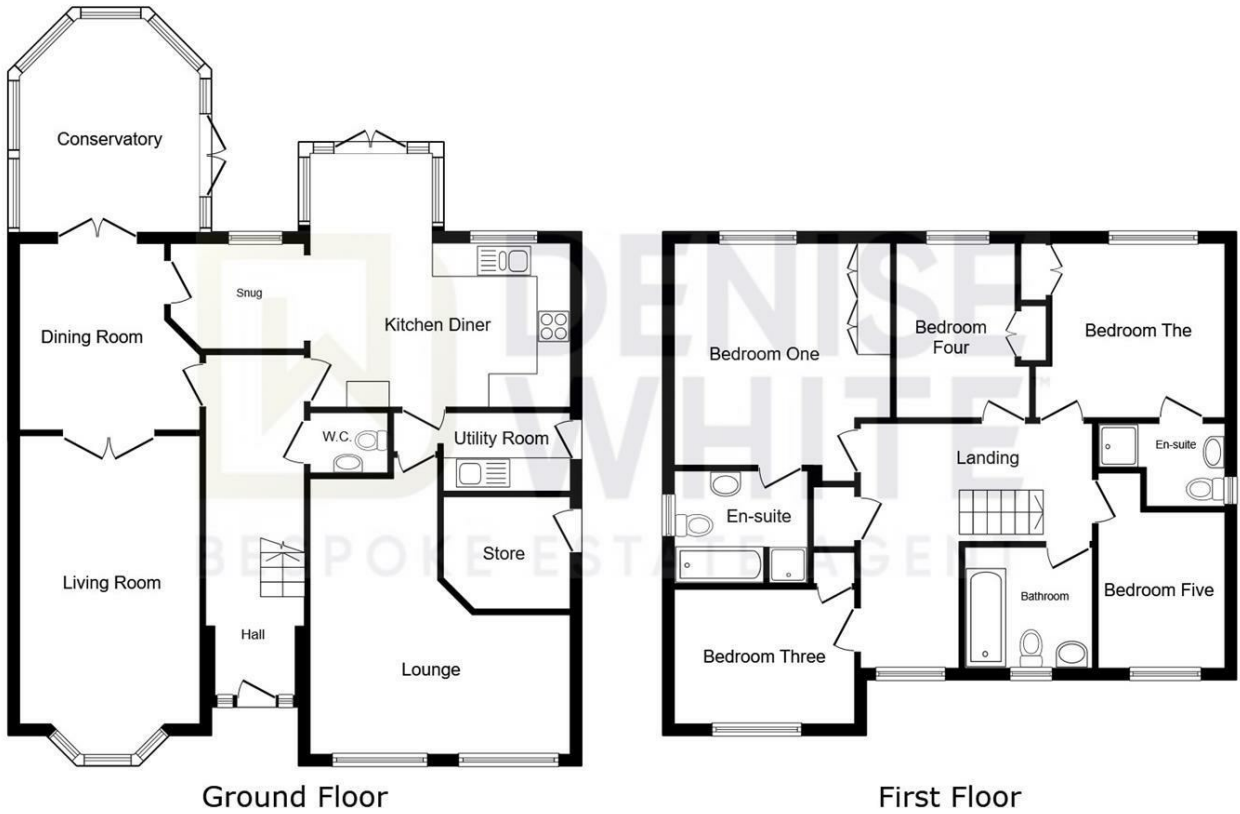
Additionally the team have been successful in receiving the GOLD EXCEPTIONAL award from the British Estate Agency Guide 2025 & 2025 and being listed as one of the Top 500 Estate Agents in the UK. The Best Estate Agency Guide assess data such as the time taken from listing as for sale to sale

agreed, achieving the asking price vs the achieved price, market share of properties available, positive reviews and much more!

Anti-Money Laundering & ID Checks

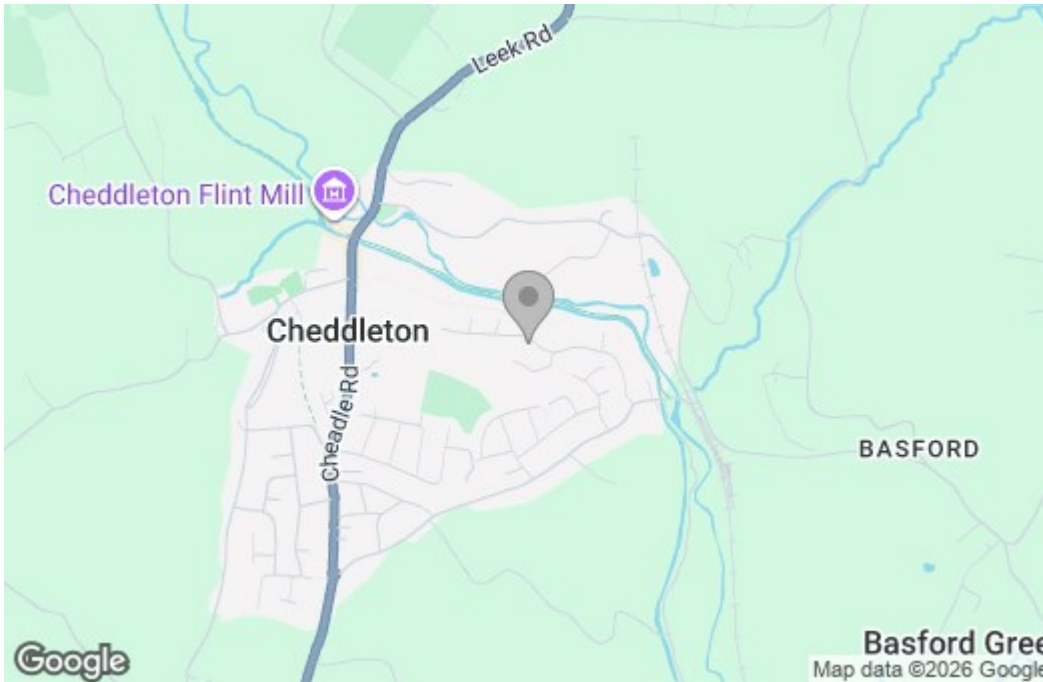
Once an offer is accepted on a property marketed by Denise White Estate Agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Denise White Estate Agents we may use the services of Guild365,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

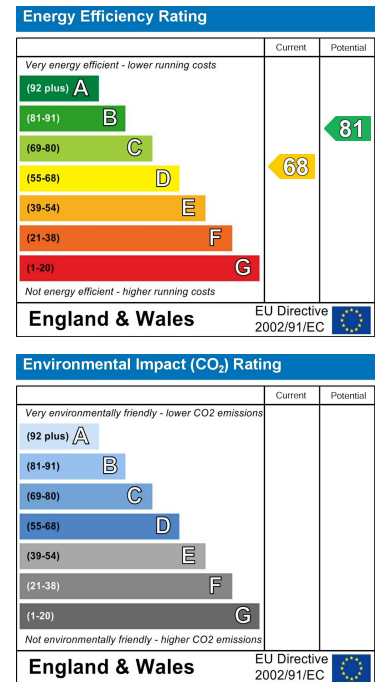


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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.