Whittaker & Biggs Est. 1930
Rostons Group







46 Birchtree Drive, Cheddleton, Leek, ST13 7FE

Offers In The Region Of £390,000

- Attractive detached family home occupying a desirable residential position.
- Contemporary fitted kitchen with granite worktops, peninsula breakfast bar, range style cooker and ample storage.
- Three well-proportioned bedrooms, including two with en-suite facilities.
- Substantially extended to the rear, creating generous living accommodation.
- Spacious sitting room with double doors opening into the kitchen/dining area, ideal for modern family living and entertaining.
- Family bathroom serving the remaining accommodation on the first floor.
- Stunning open-plan kitchen/dining room featuring skylights, flooding the space with natural light.
- Separate second reception room offering flexibility as a snug, home office, playroom or formal dining room.
- Separate utility room and convenient ground floor WC.

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Whittaker & Biggs would like to welcome you to this attractive detached family home which has been substantially extended to the rear to create a superb balance of contemporary open-plan living and versatile reception space. At the heart of the property is the impressive kitchen/dining room, flooded with natural light from skylights overhead and beautifully appointed with granite worktops, a peninsula breakfast bar, range cooker, underfloor heating and an excellent range of storage. Double doors connect the kitchen/dining area with the spacious sitting room, providing a flexible layout that is equally suited to family life and entertaining.

Complementing the main living accommodation is a second reception room which offers a variety of uses, whether as a snug, home office, playroom or formal dining room. A separate utility room and ground floor WC add further practicality to the ground floor.

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Council Tax Band: D





Location
Birchtree Drive occupies an enviable position within the highly regarded St Edward's Park development, an exclusive woodland setting renowned for its mature trees, open green spaces and unique character. Originally forming part of the historic St Edward's Hospital estate, the development offers residents a rare opportunity to enjoy a peaceful environment surrounded by protected woodland and scenic walking routes, while still benefiting from excellent connectivity to nearby towns and amenities.

The neighbouring village of Cheddleton provides a range of everyday conveniences, including shops, pubs, cafes and healthcare facilities, whilst the market town of Leek offers a wider selection of retail, leisure and dining options. The stunning Staffordshire Moorlands countryside is on the doorstep, providing endless opportunities for walking, cycling and outdoor recreation. Combining the tranquillity of woodland living with modern convenience, St Edward's Park remains one of the area's most sought-after residential addresses.

Hall
Composite double glazed door to the front, two radiators, tiled floor, storage under the stairs.

Sitting Room
16'5" x 10'2"
UPVC double glazed window to the front, two radiators, living flame gas fire with a marble style surround and hearth, wood style mantle, glazed double doors into the dining kitchen.

Kitchen / Dining Room
25'5" x 13'2" max measurement
Tiled floor, underfloor heating, inset downlights, double glazed patio doors to the rear, double glazed door to the rear, peninsula breakfast bar with granite worktops and upstands, integral dishwasher, space for freestanding American style fridge freezer, cupboard housing a Baxi gas fired boiler, Velux windows to the side, UPVC double glazed window to the rear and side, Leisure range style cooker with a five ring gas hob, stainless steel extractor, electric grill and fan assisted oven, under floor heating.

Study
9'10" x 9'9"
UPVC double glazed window to the front, radiator.

Utility Room
6'5" x 5'10"
Range of fitted units to the base and eye level, space for a washing machine and dryer, stainless steel one and a half sink with drainer, chrome mixer tap, built-in storage cupboards, hanging space, tiled floor.

WC
5'9" x 2'5"
Tiled floor, vanity wash hand basin, chrome mixer tap, low level WC, chrome heated ladder radiator, partly tiled, extractor fan.

First Floor

Landing
Radiator, UPVC double glazed window to the rear, loft access, cupboard housing the immersion heated tank.

Bathroom
5'8" x 5'1"
Low-level WC, pedestal wash hand basin, chrome mixer tap, P-shaped shower bath with shower screen, integral chrome shower fitment, chrome heated ladder radiator, partly tiled, shaver point, UPVC double glazed window to the front.

Bedroom One
16'6" x 10'0" max measurement
UPVC double glazed window to the front, radiator, built-in his and hers wardrobes.

En-suite One
6'6" x 4'2"
Shower cubicle, chrome fitment, low level WC, pedestal wash hand basin, chrome mixer tap, chrome heated ladder radiator, partly tiled, shaver point, UPVC double glazed window to the rear, extractor fan.

Bedroom Two
10'1" x 9'5"
UPVC double glazed window to the rear and side, radiator.

En-suite Two
10'4" x 4'5" max measurement
Corner shower cubicle, chrome fitment, low level WC, corner sink with chrome mixer tap, partly tiled, chrome heated ladder radiator, extractor fan, shaver point and mirror with light.

Bedroom Three
10'5" x 7'7"
Radiator, UPVC double glazed window to the front, built-in wardrobes.

Externally
To the rear, Indian stone patio, area laid to gravel, area laid to lawn, fenced and walled boundary, gated access to the side with Indian stone path, well stocked borders, courtesy lighting, electric powerpoint, outside water tap.
To the front, Indian Stone Path, tarmacadam dual driveway, with access to the garage, gated access to the rear, EV charging point.

Single Garage
17'10" x 8'1"
Brick construction, up-and-over door, power and light.

AML Regulations
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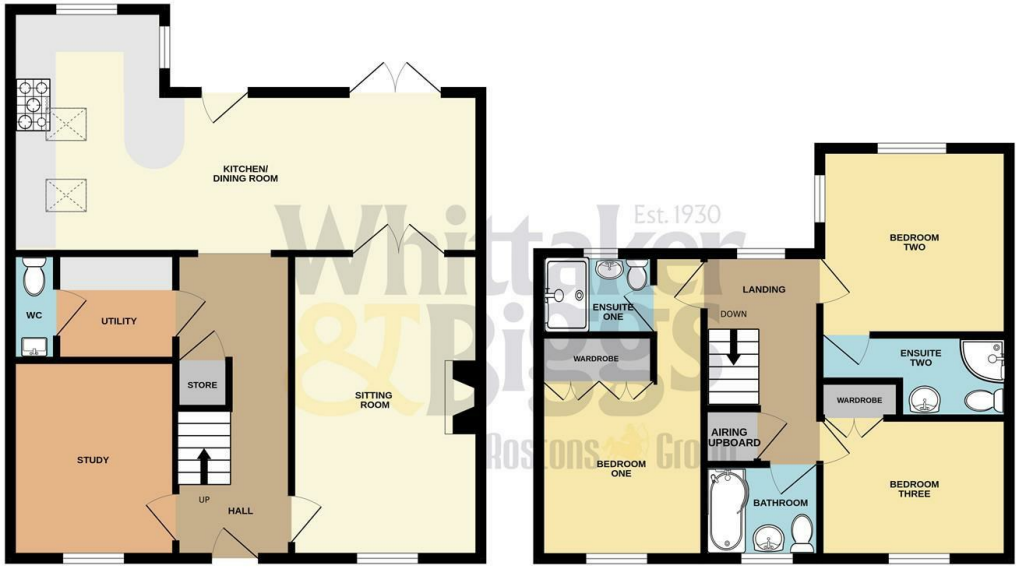






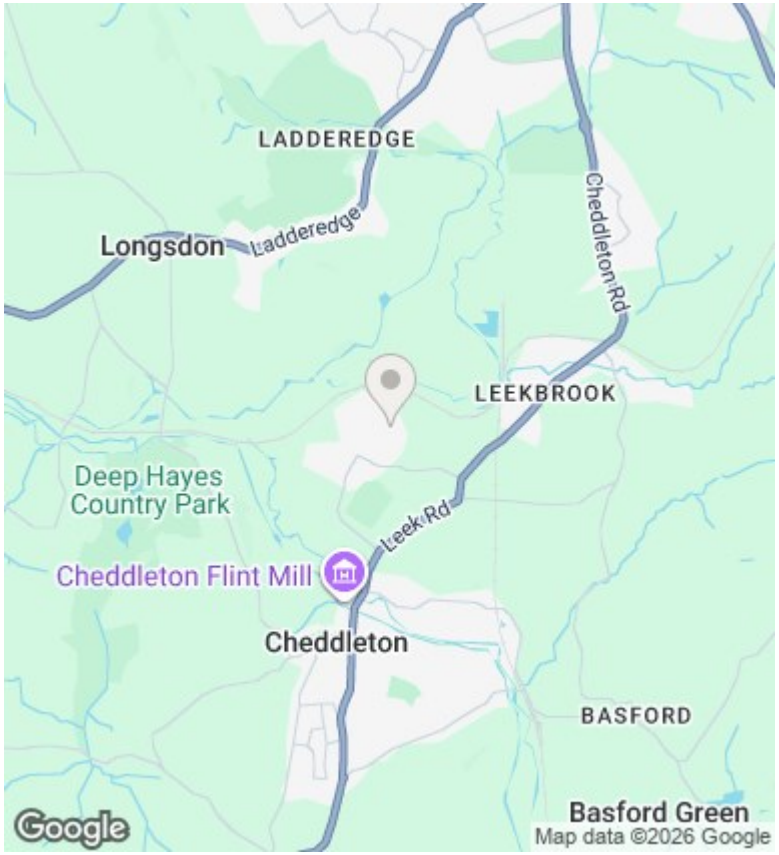






TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

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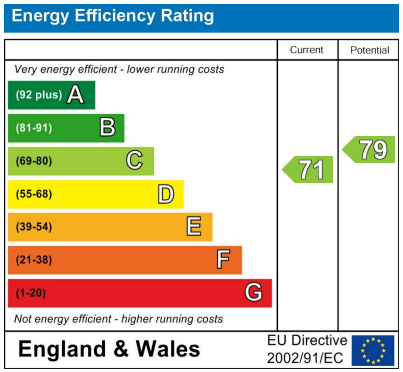


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45-49 Derby Street, Leek, Staffordshire, ST13 6HU
01538 372006
leek@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/