Whittaker & Biggs
Est. 1930
Rostons Group







41 Folly Lane, Cheddleton, Leek, ST13 7DA

Offers In The Region Of £575,000

- Executive detached family home in a highly sought-after residential location.
- Three versatile reception rooms offering excellent flexibility.
- Spacious kitchen and family living areas ideal for entertaining.
- Well-proportioned accommodation throughout, perfectly suited to growing families.
- Five generous double bedrooms arranged over spacious accommodation.
- Impressive dual aspect sitting room filled with natural light.
- Large private rear garden providing excellent outdoor space.
- Three well-appointed bathrooms, ideal for modern family living.
- Feature Aga log-burning stove creating a superb focal point.
- Extensive driveway offering ample off-road parking for multiple vehicles.

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

41 Folly Lane, Leek ST13 7DA

Whittaker and Biggs are pleased to bring to the market this exceptional detached family home on Folly Lane, offering a perfect blend of space, comfort, and style. Built in 1991, this impressive property boasts five bedrooms and three bathrooms, making it an ideal choice for families seeking room to grow.

As you enter through the inviting side conservatory, you are welcomed into a spacious hall that leads to various areas of the home. The heart of the house is undoubtedly the expansive living room, featuring a stunning slate fireplace with an Aga stove, which creates a warm and inviting atmosphere. The room is bathed in natural light, thanks to dual aspect windows that overlook the gardens.

The well-appointed breakfast kitchen is a delight for any culinary enthusiast, equipped with integral appliances and offering a lovely view of the conservatory. Adjacent to the kitchen, the utility area provides practicality, while a versatile snug adds to the home's flexibility. The separate dining room, complete with a

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Council Tax Band: F





Location

Nestled on the edge of the sought-after Staffordshire village of Cheddleton, Folly Lane offers an attractive balance of rural tranquillity and everyday convenience. Surrounded by beautiful countryside and scenic walking routes, residents can enjoy a peaceful lifestyle while remaining within easy reach of the market town of Leek and excellent transport links to Stoke-on-Trent.

Cheddleton is a thriving village with a strong community atmosphere, offering a range of local amenities including a convenience store, traditional pubs, village hall, churches and healthcare facilities. The area is particularly popular with families thanks to its well-regarded schools and abundance of outdoor recreational opportunities, including nearby nature reserves, canalside walks and the historic Churnet Valley Railway.

For those who enjoy the outdoors, the property is ideally positioned to explore the stunning landscapes of the Staffordshire Moorlands, Peak District National Park and the beautiful Caldon Canal. Whether it's walking, cycling, fishing or simply taking in the countryside views, the location provides an enviable lifestyle for nature lovers.

Despite its semi-rural setting, the property remains conveniently placed for commuting, with Leek, Stoke-on-Trent and the wider road network all within comfortable reach. This combination of village charm, countryside surroundings and practical accessibility makes Folly Lane a highly desirable place to call home.

Ground floor

Entrance Conservatory

11'9" x 11'5"

UPVC construction, polycarbonate roof, double glazed French doors to the frontage, tiled floor.

Hallway

9'10" x 8'7"

UPVC double glazed door to the frontage, stairs to the first floor, UPVC double glazed window to the side aspect, wood glazed circular window to the rear, radiator, tiled floor.

Boiler Room

Gas fired Ideal boiler.

Inner Hallway

Two storage cupboards, UPVC double glazed door to the side aspect, radiator.

Breakfast Kitchen

13'9" x 12'1"

UPVC double glazed window to the side aspect, units to the base and eye level, quartz work top, Zanussi ceramic hob, Electrolux extractor hood, Zanussi electric fan assisted oven and separate grill, space and plumbing for a dishwasher, integral fridge freezer, anthracite horizontal column radiator, inset ceiling spotlights, stainless steel sink and a half with drainer, chrome mixer tap.

Utility Room

7'10" x 5'10"

UPVC double glazed window to the side aspect, composite sink with drainer, chrome mixer tap, space and plumbing for a washing machine, space for a tumble dryer, units to the base and eye level, tiled floor.

Snug

11'9" x 9'10"

UPVC double glazed window to the frontage, radiator.

Dining Room

16'0" x 9'10"

UPVC double glazed window to the frontage, radiator, electric fire, marble hearth, tiled surround, wood mantle.

Bathroom

10'5" x 4'11"

UPVC double glazed window to the side aspect, panel bath, chrome telephone style mixer tap, vanity wash hand basin, chrome mixer tap, low level WC, vintage style radiator, fully tiled.

Sitting Room

20'0" x 18'4"

UPVC double glazed window to the side aspect, UPVC double glazed window to the rear, two radiators, Aga log burner with a slate hearth, oak mantle, inset ceiling spotlights.

First Floor

Galleried Landing

9'10" x 8'7"

Two UPVC double glazed windows to the side aspect, UPVC double glazed window to the frontage, UPVC double glazed window to the rear, radiator, loft hatch.

Bathroom

16'0" x 7'2"

UPVC double glazed window to the side aspect, double ended panel bath, chrome mixer tap, vanity wash and basin, chrome mixer tap, concealed cistern low level WC, quadrant shower enclosure, electric Triton shower, vertical anthracite column radiator, fully tiled, built in storage cupboards.

Bedroom One

20'0" x 18'4"

Two UPVC double glazed windows to the rear, UPVC double glazed window to the left side aspect, UPVC double glazed window to the right side aspect, two radiators.

Bedroom Two

16'0" x 13'9"

UPVC double glazed window to the side aspect, range of fitted wardrobes and dressing table, radiator.

En-suite
9'6" x 2'7"
Shower enclosure, electric Triton shower, vanity wash hand basin, chrome mixer tap, low level WC, radiator, inset ceiling spotlights, fully tiled.

Bedroom Three
19'0" x 13'5"
UPVC double glazed window to the frontage, radiator.

Bedroom Four
13'1" x 10'9"
UPVC double glazed window to the frontage, radiator, fitted wardrobes.

Bedroom Five
16'0" x 10'9"
UPVC double glazed window to the frontage, radiator, fitted wardrobes.

Loft
Part boarded, pull-down-ladder, light.

Externally
To the frontage, block paved driveway, metal gates, hedge and fence boundary, mature shrubs.
To the rear, mainly late to lawn, Indian stone patio, fence boundary, mature trees and shrubs.

Garage
19'0" x 13'5"
Electric door, power, light, water tap, pedestrian door to the rear.

AML REGULATIONS
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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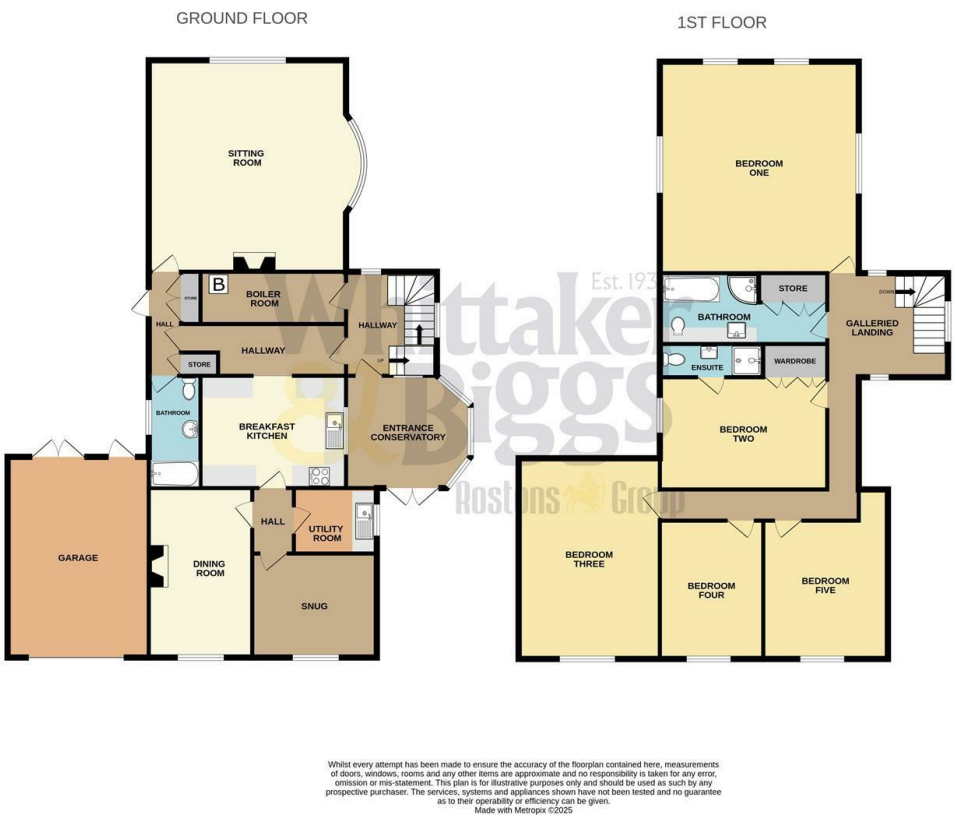


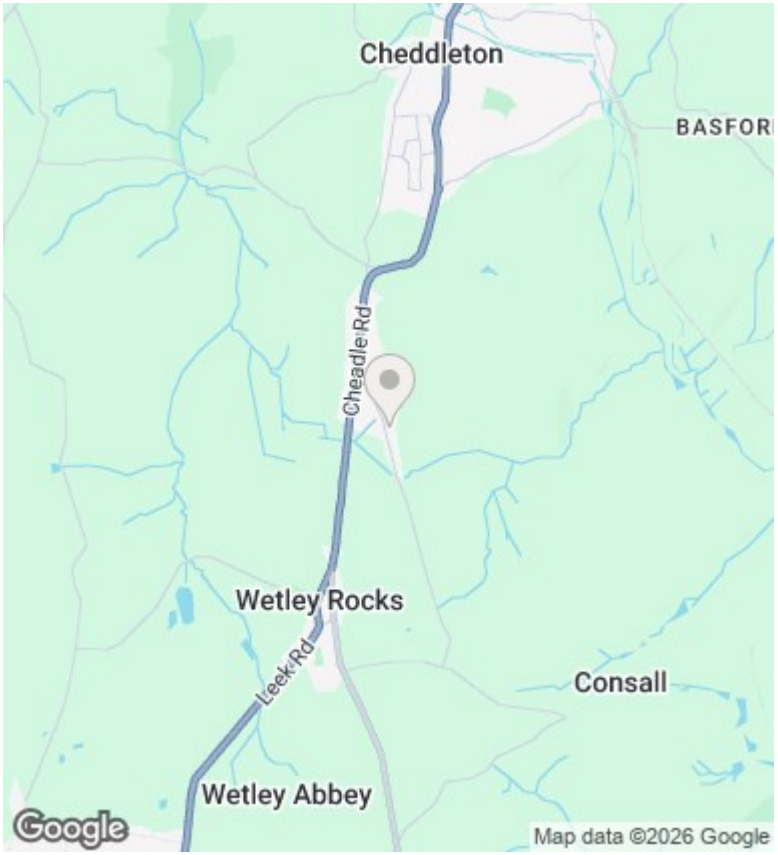












Directions

Viewings

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

Council Tax Band

F

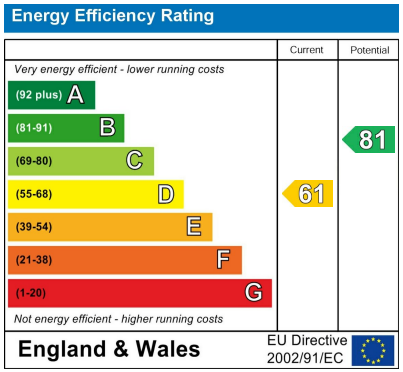


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