



4 Wetherby Close, Stoke-On-Trent, ST10 1UH

Guide price £240,000

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"A home isn't a place, it's a feeling" - Cecelia Ahern

Beautifully presented and extended, this detached family home is tucked away in a peaceful cul-de-sac just moments from the stunning Staffordshire Moorlands Countryside. Enjoy modern living, a generous garden and the perfect blend of countryside walks and easy access to Cheadle's shops, schools and amenities.

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

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Denise White Estate Agents Comments

Tucked away in a peaceful cul-de-sac within a well-established and highly regarded residential area, this beautifully presented detached family home has been thoughtfully extended and upgraded by the current owners to an exceptional standard. The result is a home that blends generous living space with modern style, perfectly suited to family life.

To the Ground Floor, an inviting entrance hall welcomes you inside, with stairs rising to the first floor and a door leading into the open-plan lounge and dining room. Here, solid oak flooring runs underfoot, complemented by a modern gas-fired log-burning effect stove – the perfect focal point for cosy evenings. From the dining area, a door opens into the stylish kitchen, fitted with an excellent range of modern units topped with solid oak work surfaces, and complete with a selection of quality integrated appliances.

To the First Floor, the main bedroom enjoys a pleasant outlook to the front aspect, with bedroom three also positioned to the front. Bedroom two, along with the family bathroom, overlooks the rear garden.

Externally, to the front, a driveway provides off-road parking and leads to the attached single garage. Gated side access opens into a superb, generously sized rear garden – an ideal space for entertaining family and friends, or for children and pets to play safely in a secure environment.

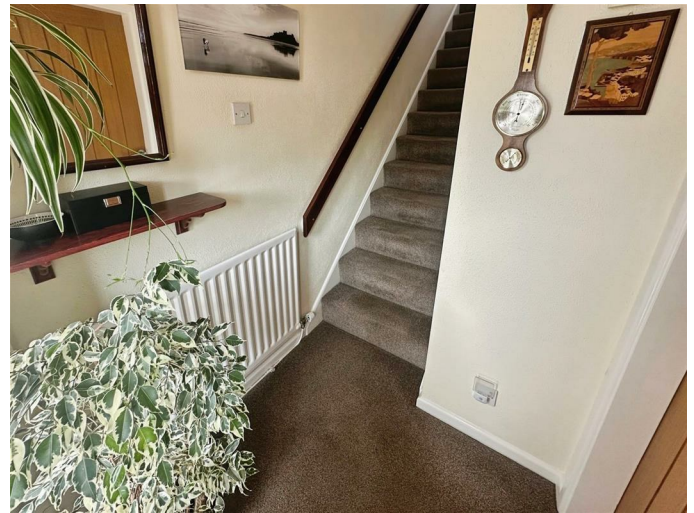
Set just moments from the stunning Staffordshire Moorlands countryside, you'll find an abundance of picturesque rural walks to enjoy right on your doorstep. Local shops are within easy reach, and Cheadle town centre, with its range of amenities, is just one mile away.

Location

The market town of Cheadle is well situated for accessibility to the area's transport links and offers a number of options for commuters and families alike. Major roads easily accessible from Cheadle

include the M6, which provides links to Stafford, Wolverhampton and Birmingham to the south, leading to Crewe, Manchester and Liverpool to the north. The A50 trunk road is around 5 miles away and provides convenient links to Stoke-on-Trent, Newcastle-under-Lyme, Burton upon Trent and Derby. Stoke-on-Trent train station is just a 20 minute journey by car. Situated on the West Coast main line, the station offers routes to London Euston, Manchester Piccadilly and Bournemouth in addition to Crewe and Derby. Air travel is covered by East Midlands Airport, around a 50 minute drive via the A50.

Entrance Hall



uPVC entrance door to the front aspect. Carpet. Radiator. Stairs leading to the first floor. Ceiling light. Door leading into: –

Lounge Dining Room

11'4" extending to 22'0" x 8'9" extending to 14'2"
(3.47 extending to 6.71 x 2.67 extending to 4.34)



Solid Oak flooring. Two radiators. uPVC windows to the front and rear aspects. Log burning effect gas stove sat on a slate hearth. Two ceiling lights. Door leading into: –

Kitchen

16'9" x 7'1" extending to 10'0" (5.13 x 2.17 extending to 3.05)



Fitted with a range of wall and base units with solid oak work surfaces over incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated "Neff" five ring gas hob with extractor hood over, dishwasher, microwave and AEG oven with steam function. Laminate tile flooring. Radiator. Plumbing for automatic washing

machine. Space for fridge freezer. Understairs storage cupboard. Two uPVC windows to the rear aspect. uPVC door leading to the rear garden. Two ceiling lights.

First Floor Landing



Carpet. uPVC window to the side aspect. Airing cupboard off housing the hot water cylinder. Ceiling light. Loft access with a pull down ladder. Doors leading into: –

Bedroom One

13'2" x 9'5" (4.03 x 2.88)



Carpet. Radiator. uPVC window to the front aspect. Ceiling light.

Bedroom Two

11'0" x 8'5" (3.36 x 2.58)



Carpet. Radiator. uPVC window to the rear aspect. Ceiling light.

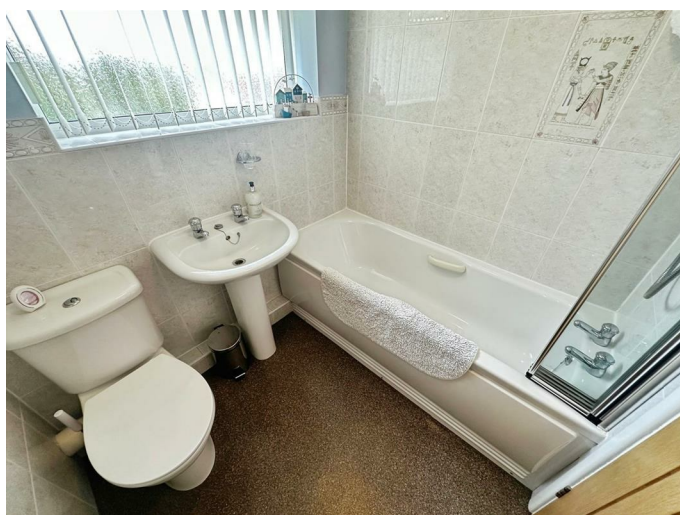
Bedroom Three

7'10" x 7'10" max (2.39 x 2.39 max)

Carpet. Radiator. uPVC window to the front aspect. Built-in storage cupboard. Ceiling light.

Bathroom

6'2" x 5'4" (1.89 x 1.65)



Fitted with a suite comprising of paneled bath with shower over, pedestal wash hand basin and low-level WC. Vinyl flooring. Part tiled walls. Obscured uPVC window to the rear aspect. Wall mounted heated towel rail. Ceiling light.

Outside



The property is approached over a block paved driveway which provides off road parking for up to three vehicles and leads to an attached single garage. Alongside the driveway there is a low maintenance garden area, and gated access to the side of the property leads to a superb rear garden.

Garage

16'11" x 8'2" (5.17 x 2.51)

Up and over door to the front aspect. Power and light. Wall mounted 'Worcester' gas central heating boiler. Vent for tumble dryer. Door to the side aspect leading to the garden.

Rear Garden



To the rear of the property you will find a generously sized garden; a true haven, thoughtfully landscaped to offer both beauty and practicality. A

smart block-paved patio provides the perfect space for outdoor dining and entertaining, while winding pathways meander through well-stocked, mature flower beds, bursting with seasonal colour. Beyond lies a good-sized lawn, ideal for children to play or for simply enjoying the sunshine.

Tucked away amongst mature trees and shrubs, secluded seating areas offer quiet, sheltered spots to relax with a book or morning coffee. Amongst the flower beds, a small rockery complete with a gently cascading waterfall, adds a soothing soundtrack of trickling water, creating an atmosphere of peace and tranquillity throughout the garden.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band C

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!



Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 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.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning

missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

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.

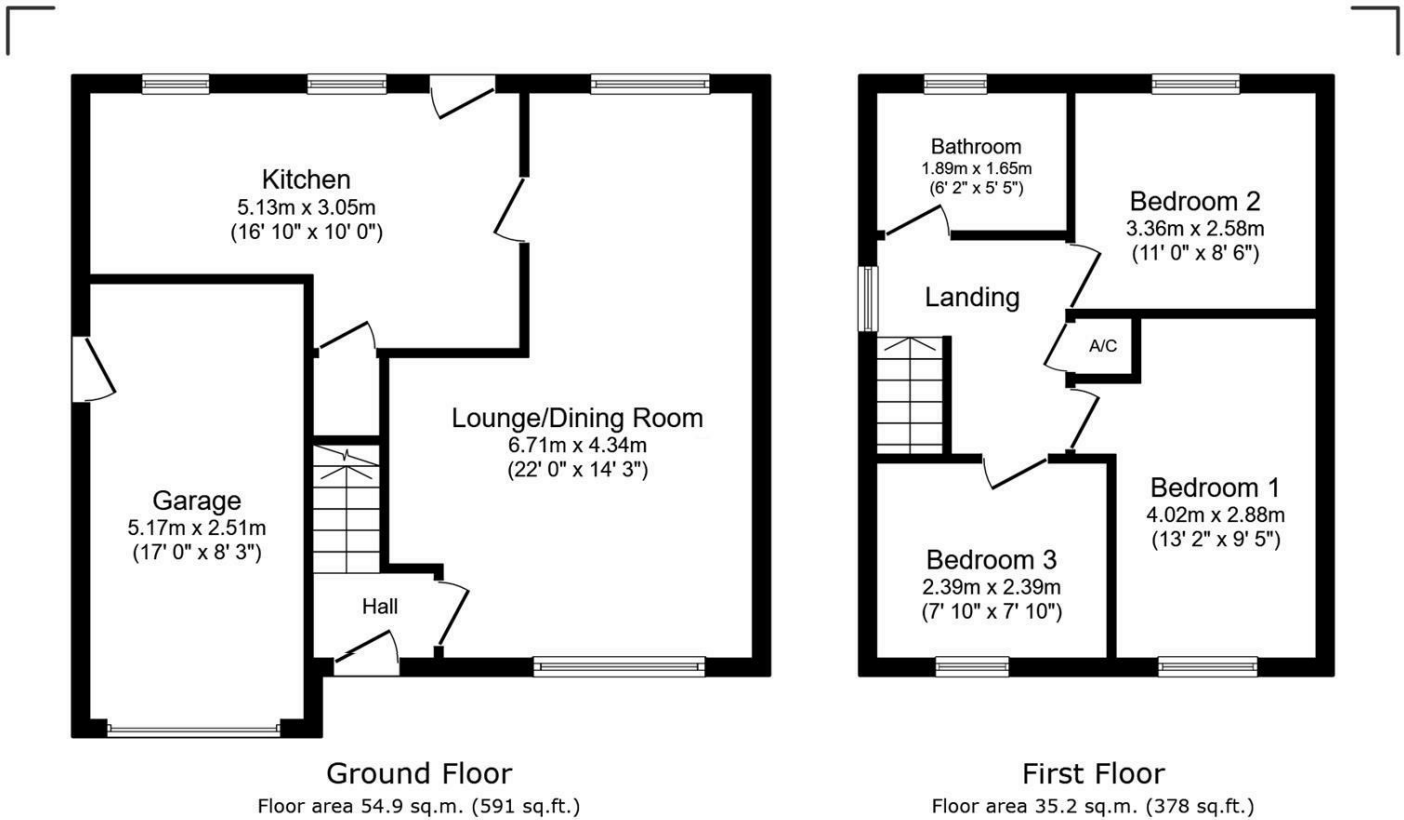
You Need A Solicitor!

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.

Floor Plan

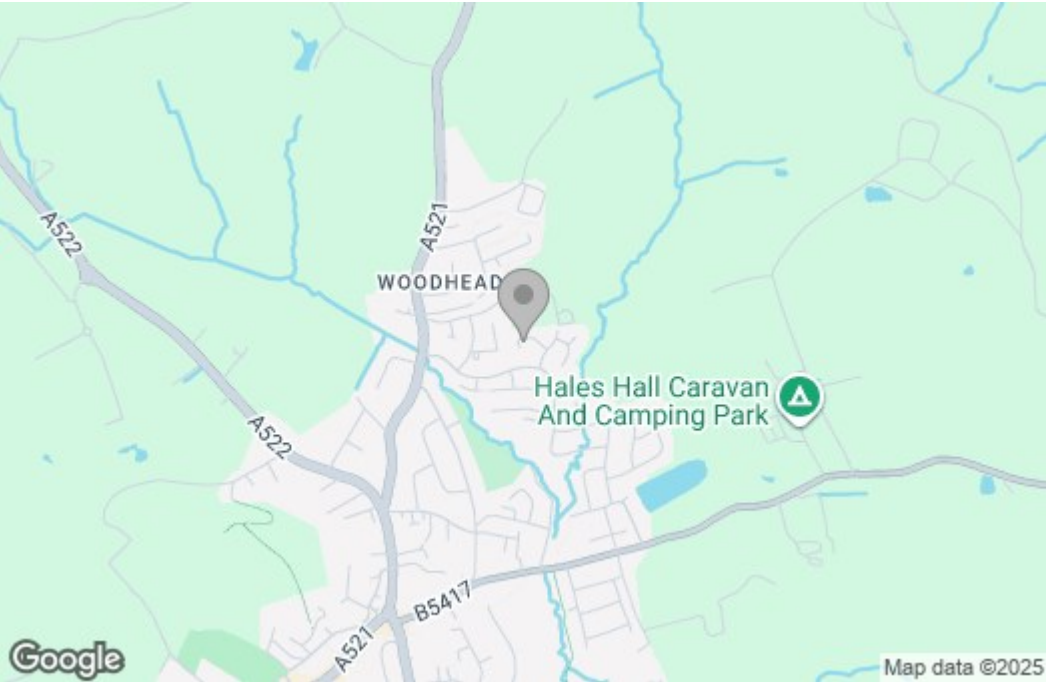


Total floor area: 90.0 sq.m. (969 sq.ft.)

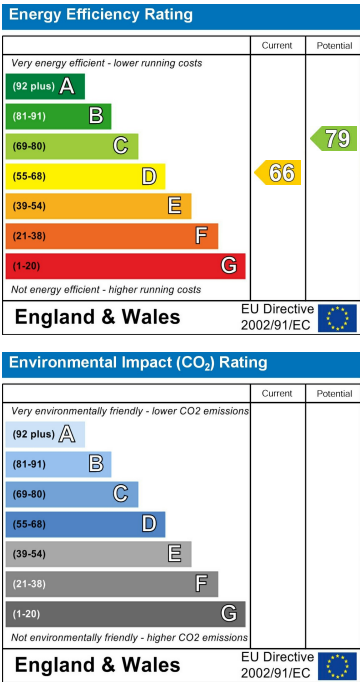
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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