



## The Paddock, 11 Radley Way, Staffordshire, ST9 0JN

**Guide price £375,000**

OUR PHONE LINES ARE OPEN 9AM to 9PM 7 DAYS A WEEK

\*\* GUIDE PRICE £375,00 to £400,000 \*\*

"The perfect balance of comfort, style and practicality"

The Paddock is an exceptional four-bedroom detached family home, occupying a quiet cul-de-sac position within the sought-after village of Werrington. Beautifully renovated to an outstanding standard,

## Denise White Estate Agents Comments

The Paddock is an exceptional executive four-bedroom detached family home, occupying a quiet cul-de-sac position within the ever-popular village of Werrington. Beautifully updated and significantly enhanced by the current owner, the property offers stylish, contemporary interiors perfectly designed for modern family living, combining generous accommodation with high-quality finishes throughout.

A welcoming entrance hall welcomes you to the property, with an oak staircase leading to the first floor and doors providing access to the principal ground floor accommodation, including a convenient WC. The cosy lounge is centred around a contemporary log-burning effect electric fire, creating a warm and inviting atmosphere, whilst a hidden door concealed within the acoustic-panelled feature wall reveals a unique under-stairs bar area, adding a distinctive and characterful touch. Double doors open into the heart of the home – a superb open-plan breakfast kitchen spanning the full width of the rear elevation. Fitted with a comprehensive range of contemporary units, the kitchen provides space for a range-style cooker alongside generous worktop and storage space, with ample room for family dining and entertaining. French doors flood the room with natural light and open directly onto the beautifully landscaped rear garden, seamlessly connecting indoor and outdoor living.

The former integral garage has also been converted to create a versatile additional room, which once finished could provide excellent extra living space, whether as a family room, home office or playroom.

The first floor offers four generously proportioned bedrooms. The impressive principal suite enjoys a rear-facing aspect and flows effortlessly into a spacious dressing area, which in turn leads to a luxurious en-suite bathroom featuring a freestanding double-ended bath, twin wall-mounted wash hand basins and a walk-in shower with rainfall shower head together with a low-level

WC, creating a true hotel-style retreat. Three further double bedrooms provide excellent family accommodation and are served by a stylish contemporary shower room complete with a walk-in shower.

Externally, the property is equally impressive. A generous driveway provides ample off-road parking for numerous vehicles and leads to a detached garage, currently utilised as a home gym but offering excellent versatility for a variety of future uses.

To the rear, the beautifully landscaped garden has been thoughtfully designed with family life and entertaining in mind. A spacious paved patio incorporates a bespoke built-in barbecue area, providing the ideal setting for al fresco dining and summer gatherings. Steps descend to a well-maintained lawn offering plenty of space for children and pets to play safely, whilst a further decked seating area provides a peaceful spot to relax and enjoy the surroundings.

Occupying a highly desirable location within easy walking distance of Werrington's excellent range of local shops, schools and everyday amenities, The Paddock effortlessly combines contemporary style, versatile accommodation and a superb family-friendly setting, making it an outstanding opportunity for those seeking their forever home.

## Location



The popular village of continues to be one of the most sought-after residential locations on the outskirts of , offering an excellent balance of village charm, everyday convenience and superb commuter links. A thriving community lies at its heart, with an excellent range of independent shops, supermarkets, cafés, public houses and essential services all within easy reach.

The village is particularly well regarded by families thanks to its selection of highly regarded primary and secondary schools, together with numerous parks, sports clubs and recreational facilities. Nearby countryside walks, including those around and the beautiful , provide excellent opportunities for walking, cycling and outdoor pursuits.

Excellent road connections place the market town of , the city centre of and the wider motorway network within easy reach, making Werrington an ideal base for commuters whilst retaining the welcoming atmosphere of a traditional Staffordshire village. Combining excellent amenities, respected schooling and beautiful surrounding countryside, Werrington remains an outstanding place to call home.

## Entrance Hall

10'6" x 4'0" (3.21 x 1.23)



Composite door the front aspect. Laminate flooring. Radiator. Obscured uPVC window to the front aspect. Oak staircase leading to the first floor. Two ceiling lights. Doors leading into:-

## WC

5'11" x 3'2" (1.81 x 0.97)



Fitted with a low-level WC and wall mounted wash hand basin. Laminate flooring. Ceiling light.

## Lounge

15'10" x 13'1" (4.84 x 4.00)



Carpet. Feature log burning effect electric fire. Window to the front aspect. Feature acoustic panelled walls. Abstract wall mounted upright radiator. Concealed under stairs bar area off. Ceiling light. Double doors leading into:-

## Dining Kitchen

29'4" x 11'1" (8.95 x 3.39)



Fitted with a range of wall and base units with granite work surfaces over incorporating a Belfast sync unit set in a wood block work surface with inset drainer and surface mounted mixer tap. Space for a range style cooker with extractor over. Space for an under counter fridge and freezer. Plumbing for automatic washing machine. Space for a condensing tumble dryer. Tiled flooring with underfloor heating. Two uPVC Windows to aspect. uPVC French doors leading to the garden. Two feature ceiling lights. Wall mounted log burning

effect electric fire. uPVC stable door to the side aspect leading to the garden.

## Store Room

16'9" x 8'5" extending to 11'8" (5.13 x 2.58 extending to 3.58)

Formerly the integral garage - converted to create a versatile additional room, which once finished could provide excellent extra living space, whether as a family room, home office or playroom.

## First Floor Landing



Laminate flooring. Storage cupboard off. Loft access. Two ceiling lights. Doors leading into:-

## Bedroom One

11'6" x 11'1" (3.51 x 3.40)



Hardwood flooring. Radiator. uPVC window to the rear aspect. Ceiling light. Opening into: -

### Dressing Room

8'5" x 4'7" (2.57 x 1.42)



Fitted with a range of clothes hanging and storage space. Laminate flooring. Ceiling light. Sliding door leading into: -

### Ensuite

8'5" x 8'4" (2.57 x 2.55)



Fitted with a contemporary suite comprising of freestanding double ended bath with floor mounted shower mixer tap, wall mounted vanity unit housing twin wash hand basins, low-level WC and walk-in shower cubicle with rainfall showerhead. Tiled flooring. Part tiled walls. Wall mounted heated towel rail. Obscure uPVC window to the front aspect. Ceiling light.

### Bedroom Two

12'9" x 10'2" (3.91 x 3.11)



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

### Bedroom Three

11'2" x 8'9" (3.41 x 2.69)



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

## Bedroom Four

8'0" x 7'8" (2.44 x 2.36)



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

## Shower Room

6'3" x 5'2" (1.92 x 1.60)



Fitted with a suite comprising of walk-in shower with rainfall showerhead, vanity wash hand basin unit and low-level WC. Vinyl flooring. Fully tiled walls. Wall mounted heated towel rail. Obscure uPVC window to the front aspect. Ceiling light.

## Outside



Approached via a generous tarmac driveway, The Paddock offers ample off-road parking for numerous vehicles and leads to a detached garage, currently utilised as a home gym but equally suited to a variety of alternative uses including a workshop, studio or additional storage.

The rear garden has been thoughtfully landscaped to create an attractive and highly functional outdoor living space. A generous paved patio provides the perfect setting for outdoor entertaining and features a bespoke built-in barbecue area, ideal for summer dining with family and friends. Steps lead down to a beautifully maintained lawn, offering plenty of secure space for children and pets to enjoy, whilst a further decked seating terrace provides a peaceful spot to relax and unwind. Combining practicality with style, the garden complements the quality of the accommodation within and provides an ideal extension of the family living space.

## Garage/Gym

18'2" x 24'4" extending to 29'9" max (5.56 x 7.42 extending to 9.07 max)



Sliding roller door with inset pedestrian door to the side aspect. Fully insulated with power and light.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band D

No chain involved with the sale

### 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

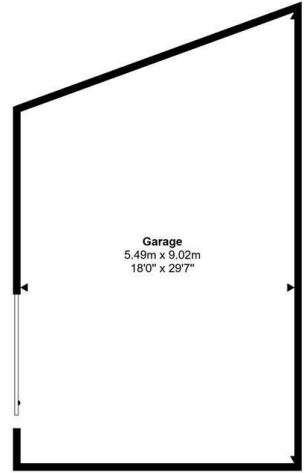
Approx Gross Internal Area  
177 sq m / 1903 sq ft



Ground Floor  
Approx 70 sq m / 755 sq ft



First Floor  
Approx 63 sq m / 674 sq ft



Garage  
Approx 44 sq m / 474 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.