DENISE WHITE™
BESPOKE ESTATE AGENT









23 Beech Avenue, ST13 7JA

Asking price £340,000

"Single-storey living combines convenience, space and privacy in one neat package." - Unknown

A spacious and well-maintained three-bedroom detached bungalow, tucked away in the heart of Cheddleton, offering versatile living, generous outdoor space, and a peaceful village setting close to local amenities and countryside walks.

74-78, St Edward Street, Leek, Staffordshire, ST13 5DL
01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk

Denise White Agent Comments

Tucked away in the heart of Cheddleton village, this impressive three-bedroom detached bungalow occupies a generous plot and offers spacious, well-maintained interiors throughout, perfectly suited to a range of buyers.

The property is approached via a private driveway shared between just three homes, leading to a substantial tarmac driveway providing ample off-road parking for multiple vehicles, alongside an integral garage with an electric door to the front aspect.

Internally, an inviting and spacious entrance hallway welcomes you into the home and leads through double doors into a superb living room. Featuring tall ceilings and dual aspect windows, this bright and airy space is both elegant and comfortable, with a beautiful feature fireplace forming a natural focal point. The living area flows into a beautifully presented breakfast kitchen, complete with shaker-style cabinetry, detailed coving, and access to the side of the property.

There are three well-proportioned double bedrooms, with the principal bedroom benefiting from an ensuite shower room and a range of built-in wardrobes. The remaining two bedrooms are serviced by a well-appointed family bathroom. A practical utility room provides additional convenience and also offers internal access to the integral garage.

Externally, a pathway wraps around the property, with gated access leading to a well-maintained tiered garden. The outdoor space begins with a patio area, ideal for enjoying the warmer months, followed by a lawned garden with well-stocked borders. Beyond this is a gravelled area featuring a variety of mature shrubs and a large, useful storage shed complete with power and lighting.

With its combination of space, privacy, and proximity to local amenities as well as open countryside, this property presents an excellent opportunity for those seeking village living without compromise.

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 a restaurant. Cheddleton is also home to a number of community groups and organizations, including a cricket 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, and walks that follow the Caldon Canal through the Staffordshire Moorlands.

Entrance Hallway

25'11" x 4'9" (7.90 x 1.47)



Carpet. Two radiators. Dado rail. Ceiling lights. Loft access. Doors leading into: –

Lounge

19'0" x 13'7" (5.81 x 4.16)



Carpet. Radiator. uPVC sliding doors leading to garden. uPVC windows to the side aspect. Gas fire. Wall lights. Picture Railing. Ceiling light. Doors leading into: –

Kitchen

12'9" x 10'9" (3.90 x 3.30)



Fitted with range of shaker style wall and base units incorporating work surfaces over. Integrated fridge freezer, oven, electric hob, integrated dishwasher, stainless steel drainer style sink unit with mixer tap above. LVT flooring. Radiator. uPVC window to the rear aspect. Door to the side aspect. Picture railing. Wall lights. Ceiling lights.

Utility

10'8" x 5'8" (3.26 x 1.74)



Vinyl flooring. Fitted with a range of wall and base units, plumbing for washing machine, space for dryer, stainless steel sink unit. Ceiling light. Door leading into garage.

Bedroom One

13'9" x 10'11" (4.21 x 3.34)



Carpet. Radiator. Fitted wardrobes. uPVC Window to the side aspect. Access to ensuite. Ceiling light.

Ensuite

6'9" x 5'5" (2.08 x 1.66)



Suite is comprised of, low-level WC, pedestal wash hand basin, shower cubicle with shower attachment. Carpet. Radiator. Obscured uPVC window. Ceiling light.

Bedroom Two

17'3" x 9'4" (5.28 x 2.87)



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

Bedroom Three

12'11" x 8'11" (3.94 x 2.73)

Carpet. Radiator. uPVC Window to the front aspect. Fitted wardrobes. Ceiling light.

Shower Room

10'5" x 9'4" (3.19 x 2.85)



Suite is comprised of, low level WC, pedestal wash hand basin, shower cubicle with shower attachment. Shower cubicle with rain style shower attachment. Carpet. Radiator. Obscured uPVC window. Wall light. Ceiling lights.

Garage

17'0" x 10'5" (5.20 x 3.18)



Up and over electric garage door. Boiler. Ceiling light.

Outside



Externally, the property features a wrap-around pathway with gated access to a tiered rear garden, including a patio seating area, lawn with well-stocked borders, and a gravelled section with mature planting and a powered storage shed. To the front, there is a large tarmac driveway providing off-road parking for multiple vehicles, along with an integral garage with electric door.

Agent Notes

Tenure: Freehold
Services: All mains services connected
Council Tax: Staffordshire Moorlands Band D

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.

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.

You Will 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.

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.

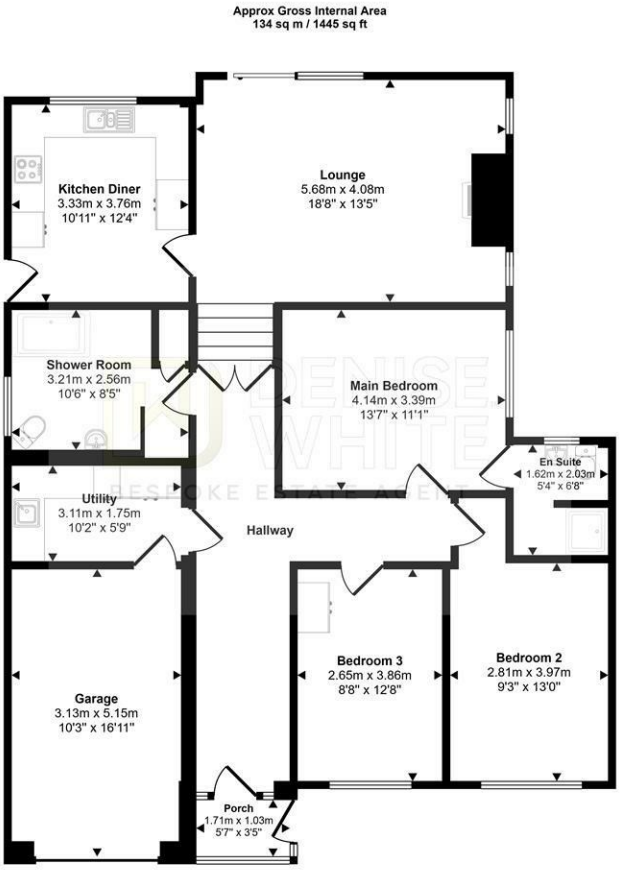
The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the 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



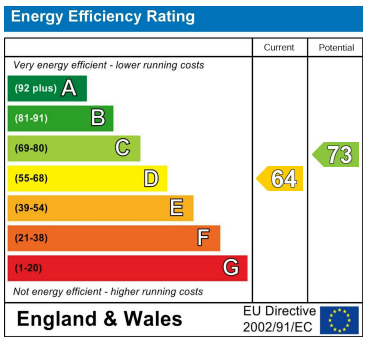
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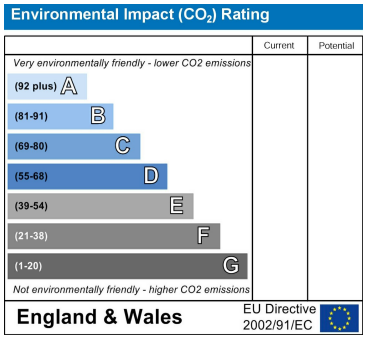
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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