



## 6 Rudyard Way

Cheadle, Cheadle, ST10 1ST

\*\*\* OPEN DAY, SATURDAY 6TH JULY - 10AM - 2PM, NO APPOINTMENT NECESSARY \*\*\*

\*\*\*\* AMAZING VIEWS OVER THE COUNTRYSIDE AND LAKE \*\*\*\* SOLAR PANELS \*\*\*\* Beautiful presented and extended family home offering a porch and hallway, lounge and diner, though to a upvc double glazed conservatory. Fitted kitchen with a utility room and a guest cloakroom. First floor bedrooms and a family bathroom, enclosed garden, front drive and a garage that offers storage to the front and a converted room to the rear. PLANNING PERMISSION TO ADD AN EN SUITE ABOVE THE UTILITY ROOM.

Offers Over £320,000

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Cheadle, Cheadle, ST10 1ST



- EXTENDED DETACHED PROPERTY
- STUNNING VIEWS OVER THE COUNTRYSIDE & LAKE
- PORCH & HALL
- LOUNGE DINER
- CONSERVATORY
- KITCHEN & UTILITY ROOM
- CLOAKROOM & BATHROOM
- FOUR BEDROOMS
- GARDENS
- PARKING

PORCH

HALL

KITCHEN

10'9 x 8'9 (3.28m x 2.67m)

UTILITY ROOM

7'8 x 7'4 (2.34m x 2.24m)

CLOAKROOM

STORE ROOM

8'7 x 7'11 (2.62m x 2.41m)

LOUNGE

14'9 x 10'8 (4.50m x 3.25m)

DINING AREA

8'10 x 8'6 (2.69m x 2.59m)

CONSERVATORY

10'7 x 9'9 (3.23m x 2.97m)

FIRST FLOOR LANDING

BEDROOM 1

16'7 x 8'2 (5.05m x 2.49m)

BEDROOM 2

11'10 x 10'11 (3.61m x 3.33m)

BEDROOM 3

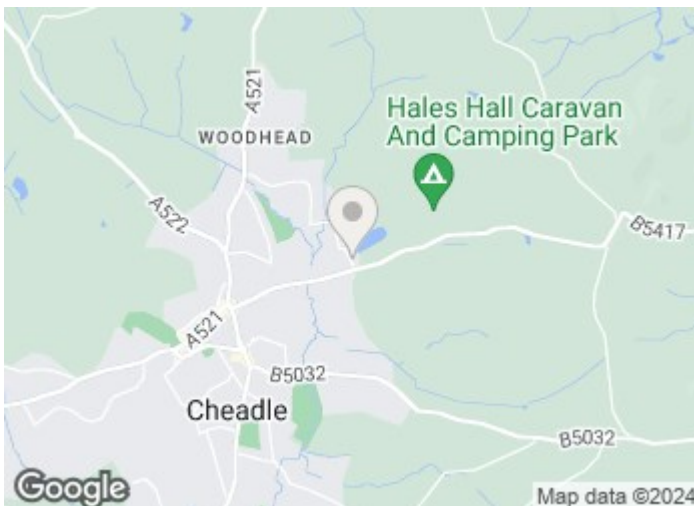
11'7 x 9'11 (3.53m x 3.02m)

BEDROOM 4

8'5 x 7'10 (2.57m x 2.39m )

BATHROOM

OUTSIDE



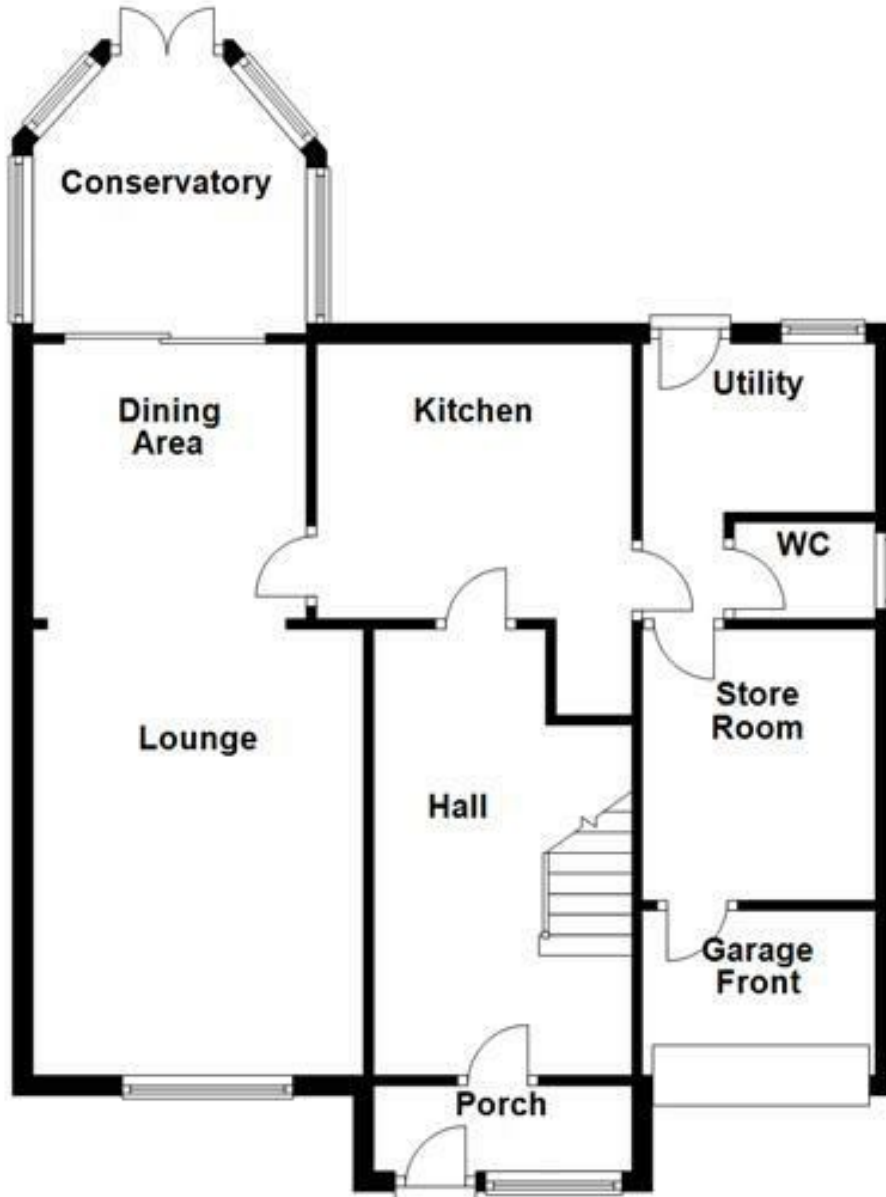
[Directions](#)





Floor Plan

**Ground Floor**



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne  
Plan produced using PlanUp

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.

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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>		70	82
(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	