





**ABODE**  
SALES & LETTINGS

\*\*\*\* GOOD SIZE REAR GARDEN  
\*\*\*\* TWO RECEPTION ROOMS &  
DINING KITCHEN \*\*\*\* Well  
presented modern property on  
a popular development on the  
edge of Cheadle. In brief the  
property offers an entrance  
hall, guest cloakroom, lounge,  
family room/dining room, fitted  
dining kitchen with built in  
appliances. Four good size  
bedrooms, master with an en  
suite and family bathroom.  
Front and rear gardens, drive  
and a single garage. INTERNAL  
VIEWING HIGHLY  
RECOMMENDED.



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## ENTRANCE HALL

Entrance door into the hall with radiator stairs to the first floor and door into the garage and further doors to -

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## LOUNGE

15'8 x 11'0

Upvc double glazed double doors onto the garden and a radiator.

## FAMILY ROOM/DINING ROOM

9'6 x 8'8

Upvc double glazed window, radiator and a storage cupboard.

## FITTED KITCHEN

13'10 x 9'8

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with a gas hob and an extractor hood, integrated fridge freezer, dish washer and washing machine. Radiator and a upvc double glazed window.

## FIRST FLOOR LANDING

Loft access, storage cupboard and doors to -

## BEDROOM 1

12'2 x 11'0

Upvc double glazed window and a radiator.



## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and a upvc double glazed window.

## BEDROOM 2

12'2 x 11'8

Upvc double glazed window and a radiator.







### BEDROOM 3

13'10 x 9'

Upvc double glazed window and a radiator.

### BEDROOM 4

9'1 x 7'5

Upvc double glazed window and a radiator.

### BATHROOM

Panel enclosed bath with a mixer tap and a shower attachment, low flush wc, wash hand basin, radiator, airing cupboard and upvc double glazed window.

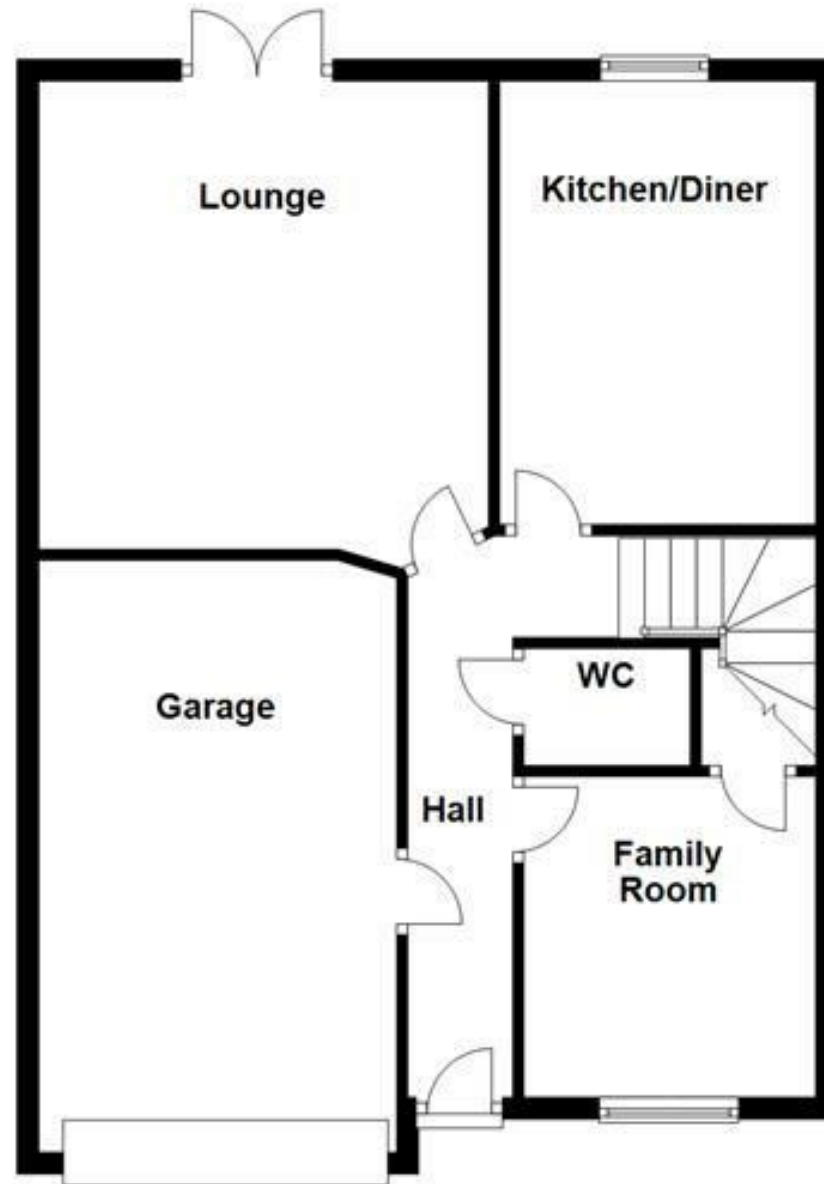
### OUTSIDE

Front long drive and a garden with lawn, garage with an up and over door, power and light. Side access to the enclosed rear garden with a paved patio and a lawn with fenced boundaries.



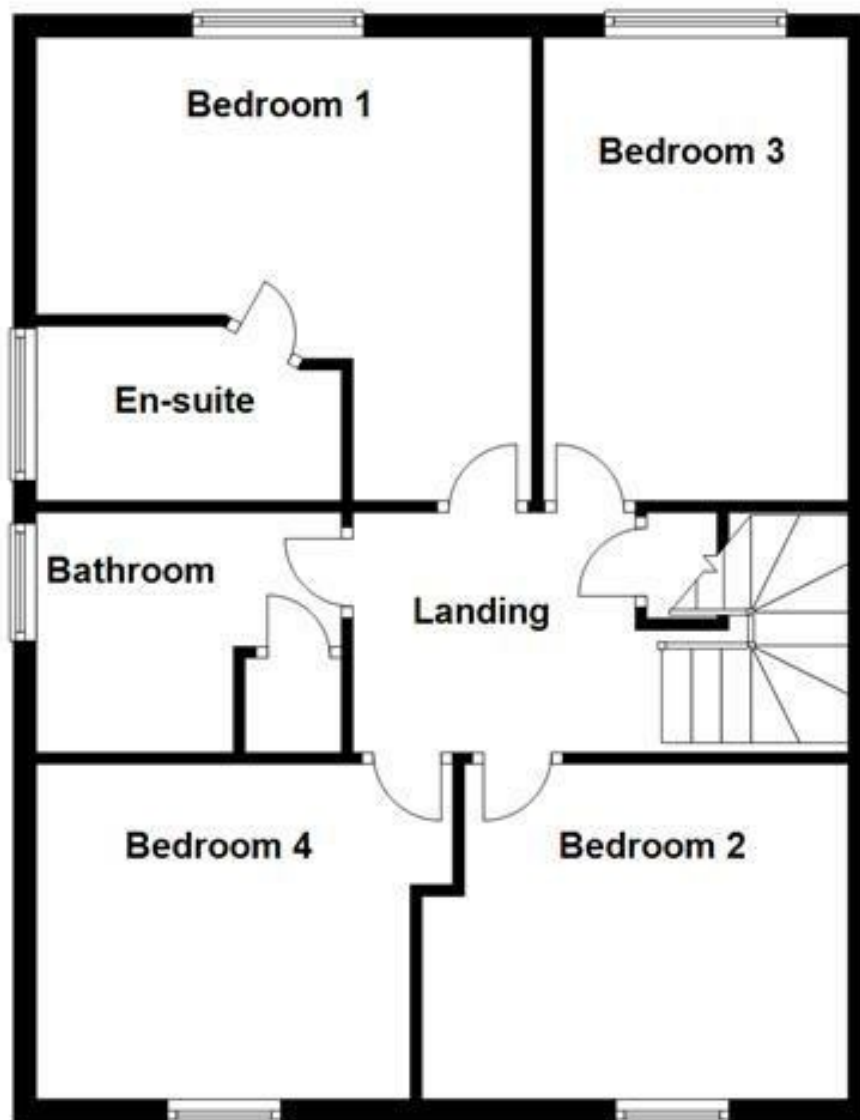


## Ground Floor

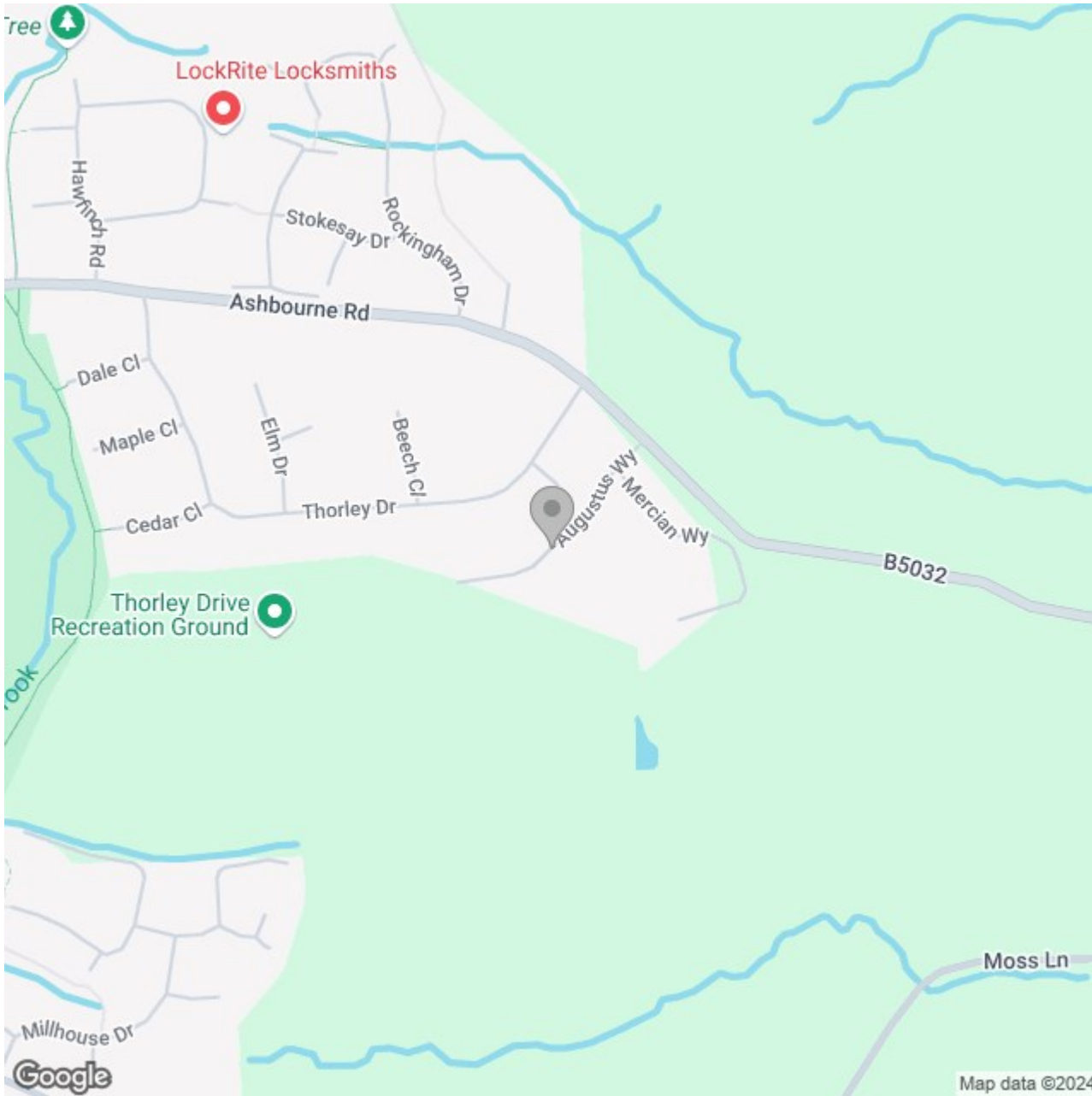


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode  
Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.

# First Floor







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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	