





**\*\*VILLAGE LOCATION , OFFERING OPEN VIEWS  
TO THE REAR\*\***

A impressive detached bungalow, which has undergone complete refurbishment throughout, offering south-west facing open views to the rear. In brief, the property comprises: lounge/diner, fitted kitchen, utility, three double bedrooms with master en-suite and four piece family bathroom suite. Outside, there is a large driveway, spacious gardens and an integral garage with roller door

This superb detached bungalow is situated in the village of Checkley, internal inspection is strongly recommended to appreciate the size and finish of the property. The village of Checkley offers a pub/restaurant, church, village hall, and primary school. Convenient access to the market towns of Uttoxeter and Cheadle, as well as Stoke, Stafford, and Derby.

Viewing by appointment only.



**ABODE**  
SALES & LETTINGS

## Hallway

With a composite front entry door leading into, carpeted entry with oak effect panelled flooring throughout, central heating radiator, spotlighting to ceiling, telephone point, the hallway extends to have a further central heating radiator and light tunnel to ceiling with smoke alarm and internal oak panelled doors leading to:

## Lounge/Diner

With two sets of UPVC double glazed French doors leading to the rear patio with adjoining double glazed units, central heating radiator, TV aerial point.

## Kitchen

With a UPVC double glazed window to the front elevation, tiled flooring throughout, featuring a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances include, oven/grill, microwave, dishwasher, one and a half composite and drainer with mixer tap, four stainless steel gas hob with extractor hood, spotlighting ceiling, vertically mounted central heating radiator, LED downlighting, fridge, freezer, smoke alarm, door leading to:



## Utility Room

With a UPVC double glazed window to the rear elevation and UPVC double glazed door leading to the rear patio, complementary tiled flooring throughout, a range of matching base level storage cupboards and drop edge preparation work surfaces with tiling surrounding, stainless steel sink and drainer with mixer tap, plumbing space for freestanding under counter white goods, central heating radiator and spotlighting to ceiling, smoke alarm, wine cooler, and extractor fan.







### Garage

With an electric roller door to the front elevation, electrical consumer unit, space for freestanding white goods and appliances and electric meter.

### Bedroom One

With a UPVC double glazed window to the rear elevation, dressing table and drawers, TV aerial point, central heating radiator, a range of built-in wardrobes comprising of hanging rails and shelving, internal oak door leading to:

### En-suite

Featuring a three-piece shower room suite comprising of low level WC, vanity wash hand basin with mixer tap, corner shower cubicle with waterfall showerhead, complementary tiling to both floor and wall coverings, chrome heated towel radiator, UPVC double glazed frosted glass window to the side elevation, spot lighting to ceiling and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator and access into loft space (with pull down ladder) via loft hatch.

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, with a range of built in wardrobes comprising of hanging rails and shelving.

### Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece family bathroom suite comprising of low-level WC, pedestal wash hand basin with chrome tap fittings, roll top bath unit with clawed feet having a waterfall showerhead and chrome tap fittings, Milano windsor central heating radiator, spotlighting to ceiling and extractor fan.

### Outside

The frontage has a large driveway providing ample off road parking space for several small and large vehicles, with side access leading to the rear garden. The front storm porch with LED downlighting and Indian stone path. Gated entry to the side elevation leads to: The rear, having an Indian stone patio area, a predominant section, and adjoins open farmland, offering stunning views to the rear. The plot benefits from having a south west facing aspect and is partially enclosed by hedge boundaries, providing a sense of privacy and tranquility.



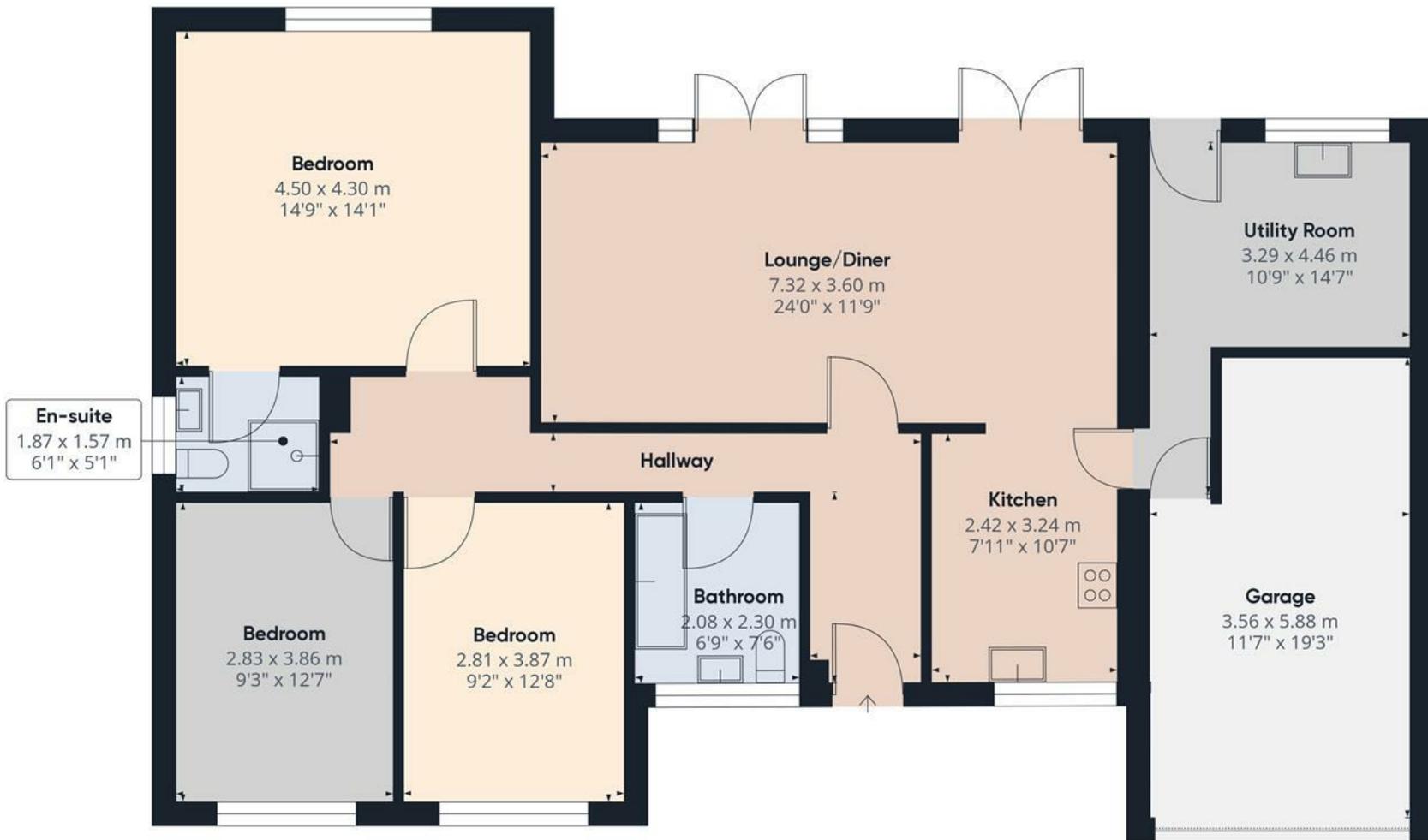










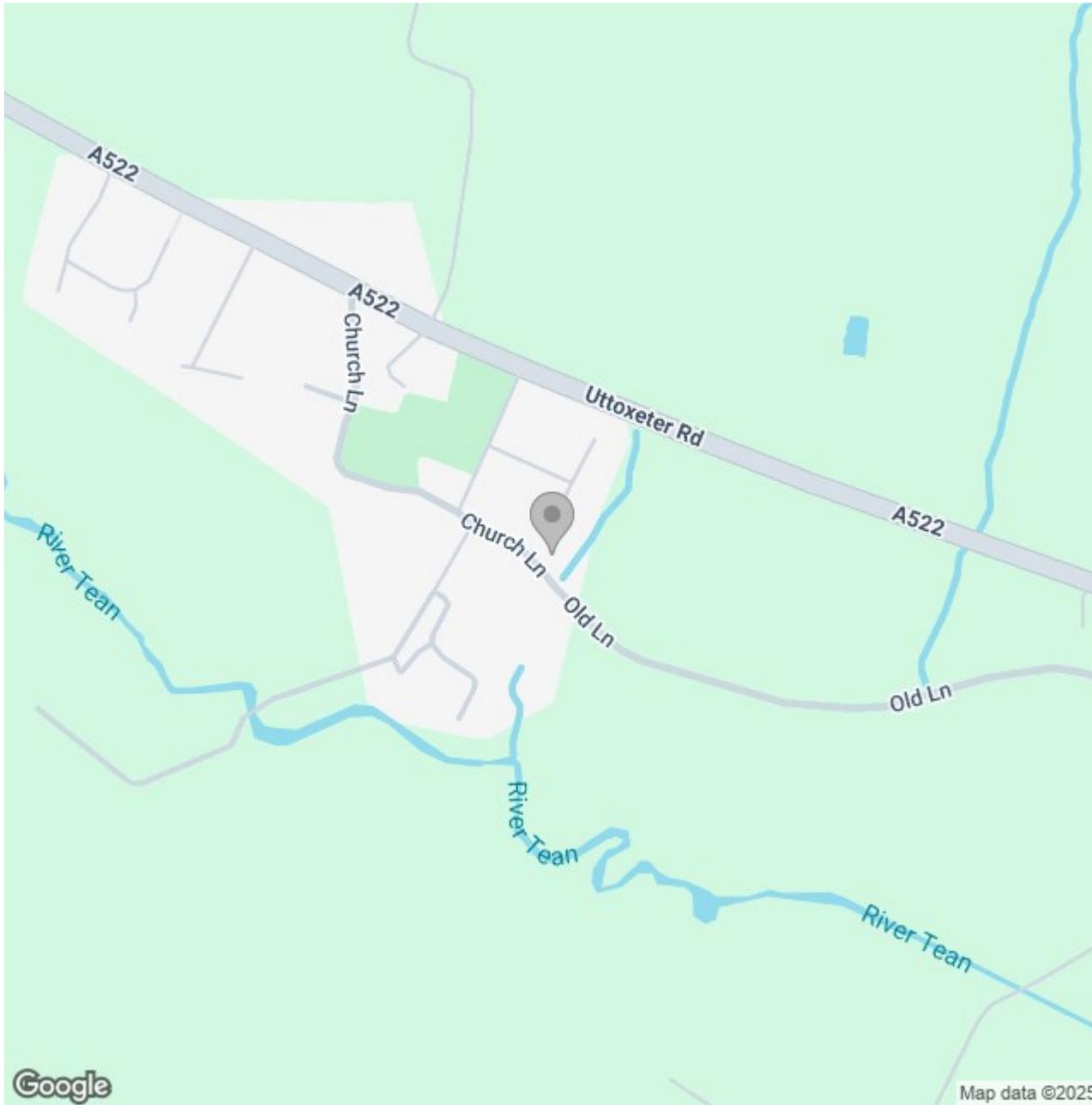


Approximate total area<sup>(1)</sup>  
123.52 m<sup>2</sup>  
1329.56 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



### 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>		<b>75</b>
(55-68) <b>D</b>	<b>63</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	