





Abode are delighted to present this five bedroom, detached family home which benefits from being situated towards the end of the estate, with trees providing privacy to the side and an open outlook over greenery and children's play area to the front. The property is within close proximity to Cheadle Town Centre, its shops, amenities and local schools.

The property has been modernised throughout to a high standard by the current owners, and offers a large conservatory, modern kitchen diner with built in pantry cupboards and substantial rear garden. The garage has been converted to a fifth bedroom with its own wet room and utility area. The fifth bedroom can have a variety of uses dependant on a perspective buyers requirements, having its own access from the driveway it could be utilised as a self contained annexe.

In brief, the property comprises entrance porch, entrance hallway, WC, living room, kitchen diner, conservatory, bedroom, wet room and utility to the ground floor, and four bedrooms with an ensuite to the master and second bedrooms, and a family bathroom to the first floor.

Having off road parking for three to four cars and a larger than average rear garden which has been beautifully landscaped, an early viewing is highly recommended!



### Entrance Porch

UPVC double glazed windows to the front elevation, door leading in from the driveway, door leading into the entrance hallway.

### Entrance Hallway

Stairs leading up to the first floor, central heating radiator, window providing light from the entrance porch.

### WC

Wash hand basin, WC and central heating radiator.

### Living Room

UPVC double glazed bay window to the front elevation, feature gas fireplace with mantle and hearth, coving, two central heating radiators, opening to the:-

### Kitchen Diner

Beautifully fitted kitchen with modern shaker style base and eye level units with complimentary quartz worktops, space and plumbing for a range cooker with extractor fan above and splashback, space for an American style fridge freezer and built in dishwasher, microwave and wine cooling fridge. Double glazed window to the rear elevation., one and a half bowl sink with draining board, pantry cupboard and walk in storage cupboard, dining area with access to the conservatory, central heating radiator, loft access.

### Conservatory

Large conservatory with UPVC double glazed windows surrounding overlooking the garden, central heating radiator, multi fuel burner, tiled flooring and feature lighting.



### Bedroom Five/ Snug/ Study

UPVC double glazed window to the front elevation, patio doors leading in from the driveway, housing the boiler, central heating radiator, providing access to the utility area and wet room.

### Utility Area

Space and plumbing for a washing machine and tumble dryer.







### Wet Room

Shower, WC and wash hand basin, central heating radiator, tiling to the walls.

### Landing

Loft access, central heating radiator, access to all bedrooms, airing cupboard housing the hot water cylinder.

### Master Bedroom

UPVC double glazed window to the front elevation, built in four door wardrobes, central heating radiator, access to;-

### Ensuite

Suite comprising WC, wash hand basin and double shower cubicle with shower, UPVC double glazed window to the front elevation, partially tiled walls, central heating radiator.

### Bedroom

UPVC double glazed window to the rear elevation, built in two door wardrobes, central heating radiator, access to;-

### Ensuite

Modern suite comprising WC, wash hand basin and single shower cubicle, partially tiled walls, central radiator, UPVC double glazed window to the side elevation.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator, two door built in wardrobes.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

### Bathroom

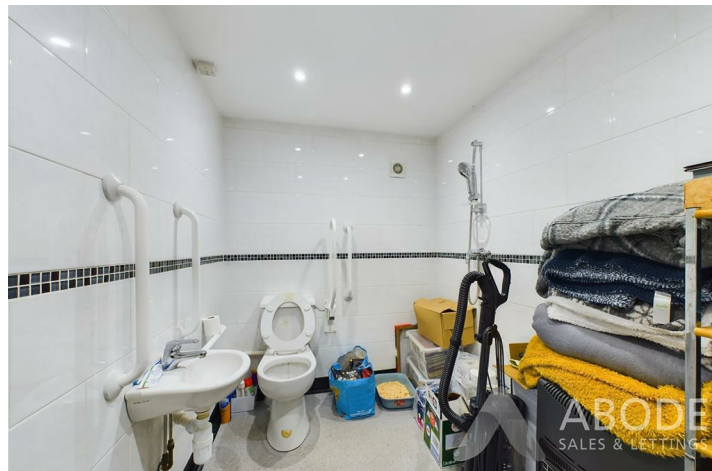
Bathroom suite comprising bath with shower over, wash hand basin and WC, UPVC double glazed window to the rear elevation, central heating radiator, partially tiled walls.

### Garden

The property is situated at the end of a shared private drive, with ample parking for three to four cars. The front garden is laid to lawn with mature shrub borders. The rear garden is

perfect for entertaining, being mainly laid to lawn with patio surrounding the property, and two decked areas plus feature pebbled area being perfect for potted plants. Large shed and extra lean to storage space to the side of the property. Electric sockets and outside water tap, lighting and side access to the front of the property.















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Floor 0

**Approximate total area<sup>(1)</sup>**

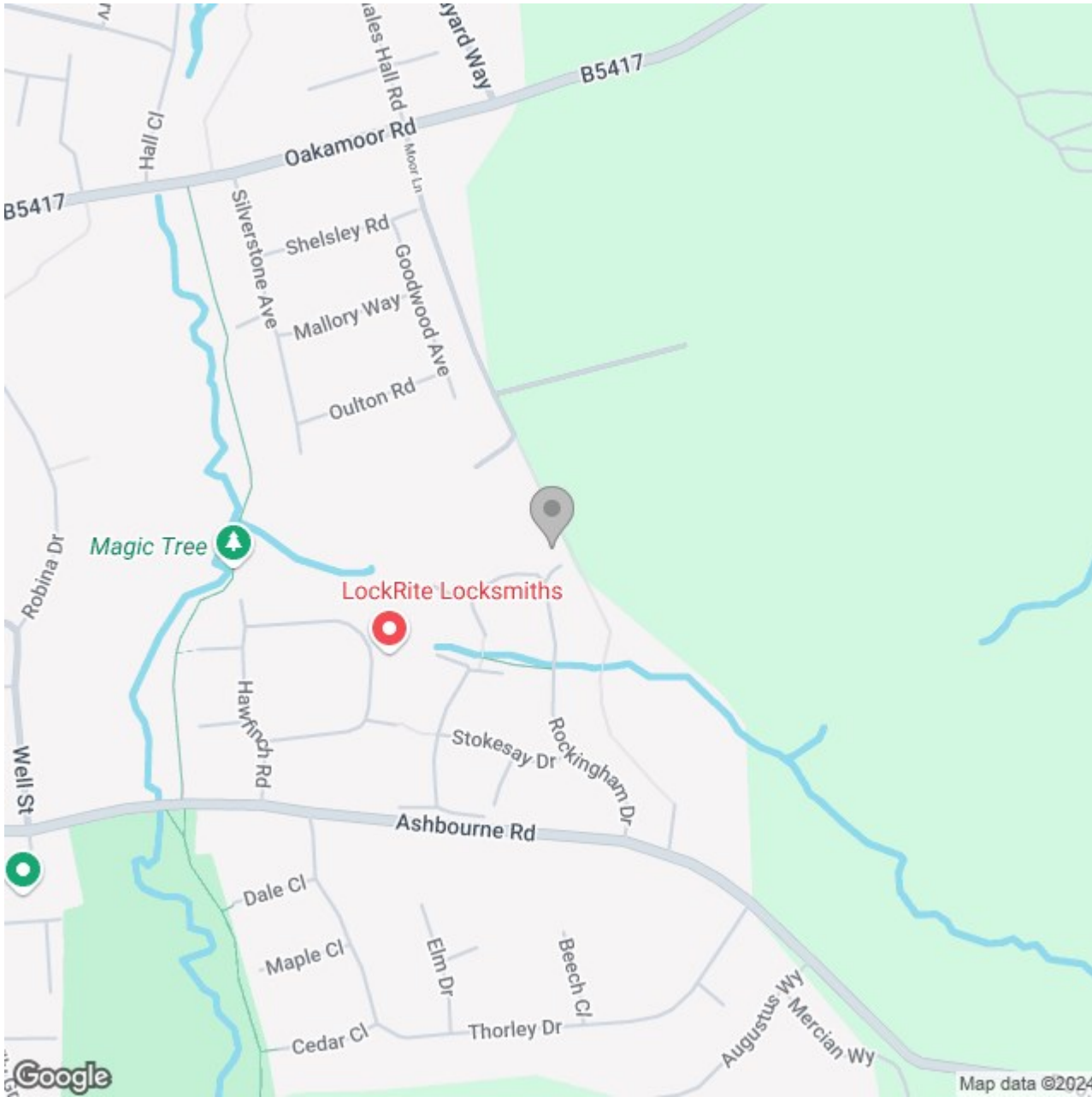
120.23 m<sup>2</sup>  
1294.15 ft<sup>2</sup>

(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.

**GIRAFFE360**



### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 72                         | 80        |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |