





This bespoke split-level bungalow offers a versatile layout spread across two thoughtfully designed levels, perfectly suited for a wide range of uses. Beautifully maintained and refurbished by the current owners, the home provides a unique opportunity for a new owner to enjoy its spacious and adaptable design. In brief, the property comprises a welcoming entrance hallway, kitchen/diner, lounge, three bedrooms with the option of a further bedroom/study, bathroom, shower room, lower ground level reception currently utilised as a gym but could suit annex style living.

Nestled within expansive, well-tended gardens, the plot benefits from ample off road parking on the tarmac driveway leading up to the integral garage. Its peaceful rural location offers a serene retreat, yet it's within easy driving distance of the nearby towns of Cheadle and Leek, providing access to a range of amenities, shops, and schools.

For nature lovers and outdoor enthusiasts, the property's proximity to the Peak District and its surrounding scenic landscapes makes it an ideal home. The village of Whiston offers a harmonious blend of rural charm and modern amenities, making it an idyllic place to settle.



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### Entrance Hallway

With a UPVC double glazed front entry door and adjoining double glazed window to the front elevation, central heating radiator, access to loft space via loft hatch, a range of built-in fitted wardrobes with mirrored fronts comprising of hanging rails and shelving, the hallway extends to a spiral staircase leading to the lower ground floor. Above the staircase is a further access into a loft space, further central heating radiator and smoke alarm, with internal doors leading to:

### Kitchen/Diner

With a UPVC double glazed window to the rear elevation, the kitchen features a range of matching base and eye-level storage cupboards and drawers with breakfast island housing the five ring stainless steel gas hob and matching extractor hood. Further appliances include a one and a half stainless steel sink and drainer with mixer tap, double ovens/grill, space for further freestanding white goods, vertically mounted central heating radiator, spotlighting to ceiling and internal oak leading to:

### Lounge

Featuring dual aspect views to both rear side elevations with 3x UPVC double glazed windows and sliding double doors leading to the rear patio. The focal point of the room being the multi fuel fireplace with tiled hearth, TV aerial point and central heating radiator.

### Inner Hallway

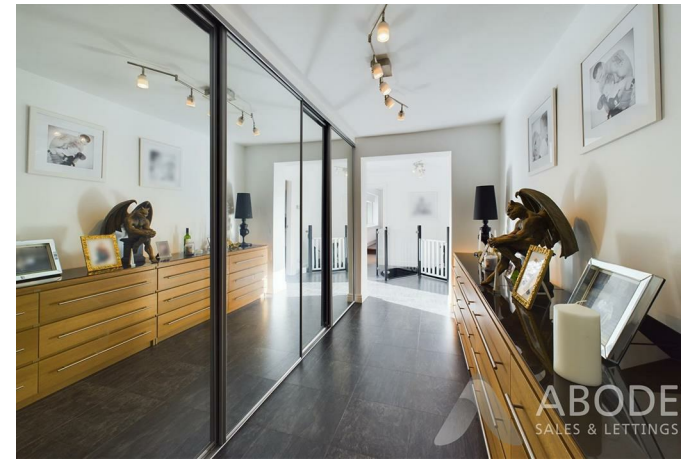
With a tiled flooring throughout, central heating radiator and internal doors leading to:



### Utility Room

With a UPVC double glazed frosted glass window to the front elevation, under counter storage cupboards and plumbing space for freestanding undercounter white goods, drop edge preparation work surfaces with complementary tiling surrounding, stainless steel sink and drainer with mixer tap and vertically mounted central heating radiator.







### Study/Bedroom Four

With UPVC double glazed windows to rear side elevations and UPVC double glazed French doors leading to the patio, built-in storage cupboards and shelving and focal point electric fireplace. The room offers a versatile amount of usage to a discerning buyer.

### Bathroom

A UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC, bathroom unit with mixer tap, His and Her sink units with mixer taps, complementary tiling to both floor and wall coverings and old school style central heating radiator.



### Bedroom One

Featuring dual aspect views to both rear and side elevations, having a range of built-in fitted wardrobes with mirrored fronts comprising of hanging rails and shelving, two central heating radiators and TV aerial point.

### Bedroom Two

With a UPVC double glazed window to the side elevation, TV aerial point and central heating radiator.



### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and TV aerial point.

### Shower Room

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece family shower room suite comprising of low level WC, vanity wash hand basin with mixer tap and base level storage, double walk in shower cubicle with waterfall showerhead and complementary tiling to both wall and floor coverings, central heating radiator and extractor fan.

### Lower Ground Level Reception

Accessed via the spiral staircase from the main hallway leads down to a large reception space. Offering a multitude of purposes to the discerning buyer the lower ground floor is currently utilised as a gym space but could equally be used as a further lounge or independent annex for a dependent relative, having a UPVC double glazed window to the rear elevation and a set of UPVC double glazed French doors leading to a gravel patio, with water supply and a stainless steel sink and drainer with mixer tap.

### Garage

With a UPVC double glazed window to rear, electric roller door to the front elevation, vertically mounted central heating radiator, electrical points, eye level cupboards, electrical consumer unit and gas meter.







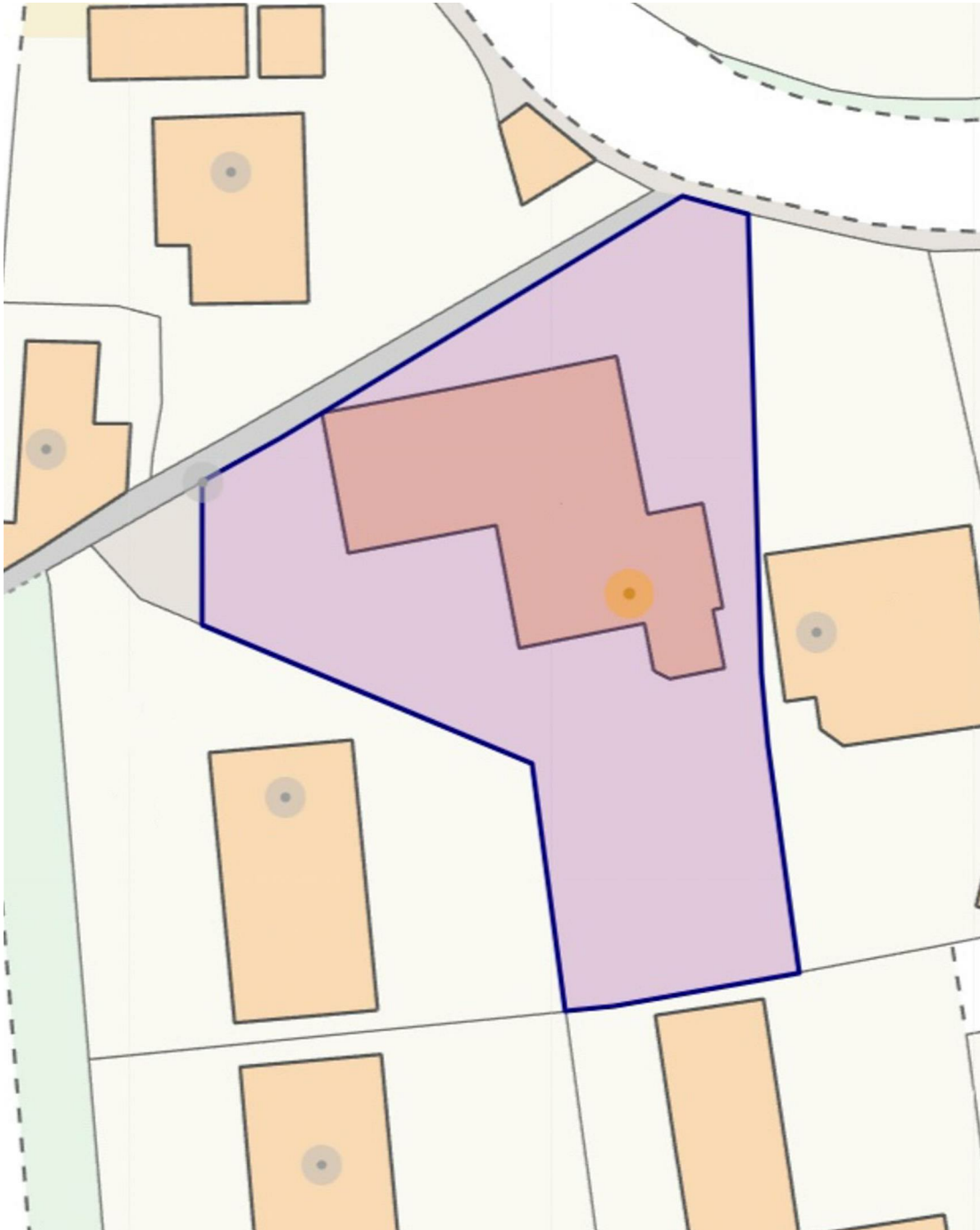







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### Energy Efficiency Rating

	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>		
(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 2002/91/EC 	



Floor 0

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

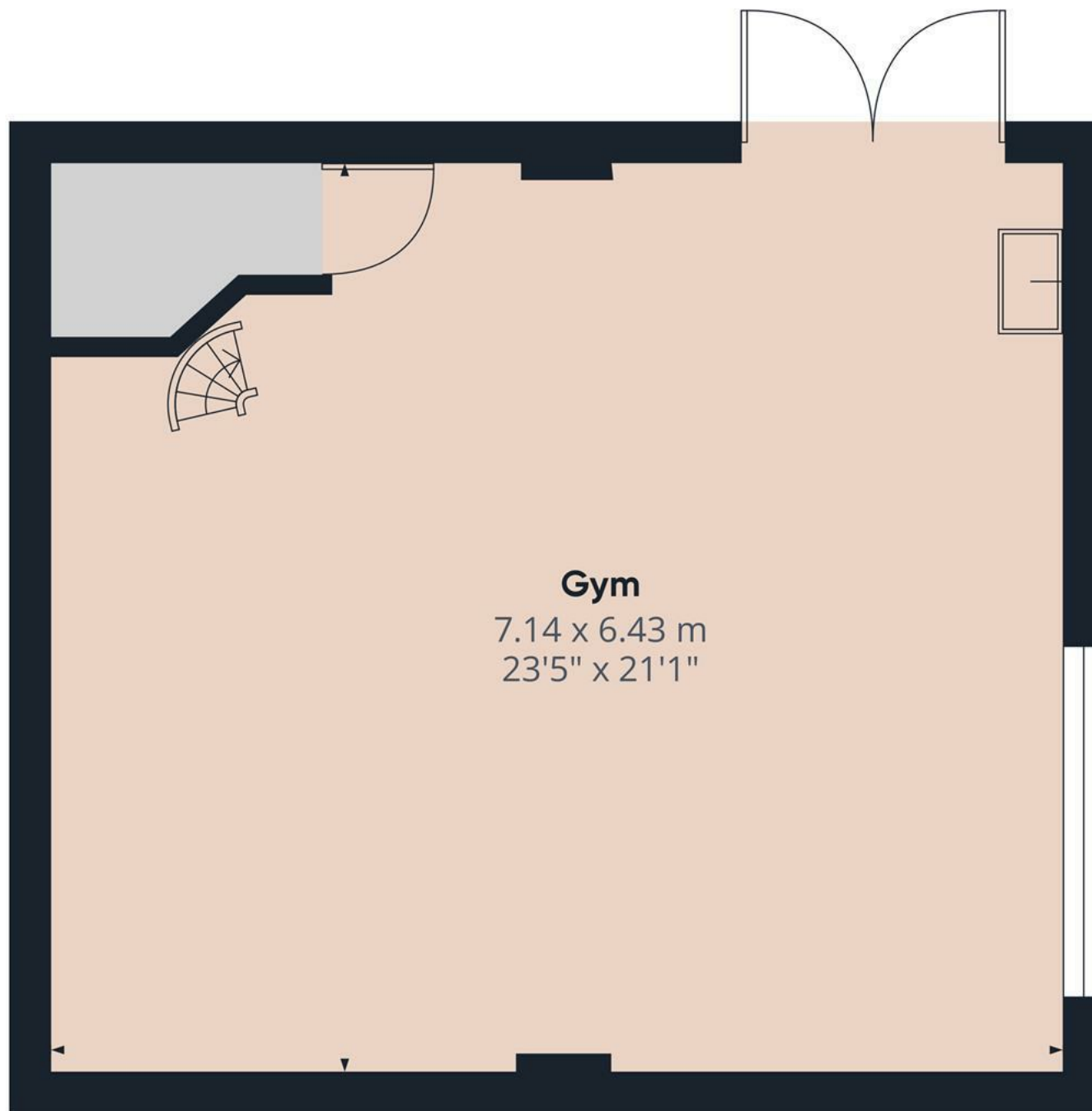
167.33 m<sup>2</sup>  
1801.12 ft<sup>2</sup>

(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.

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**Gym**  
7.14 x 6.43 m  
23'5" x 21'1"

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

46.11 m<sup>2</sup>  
496.33 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
58.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

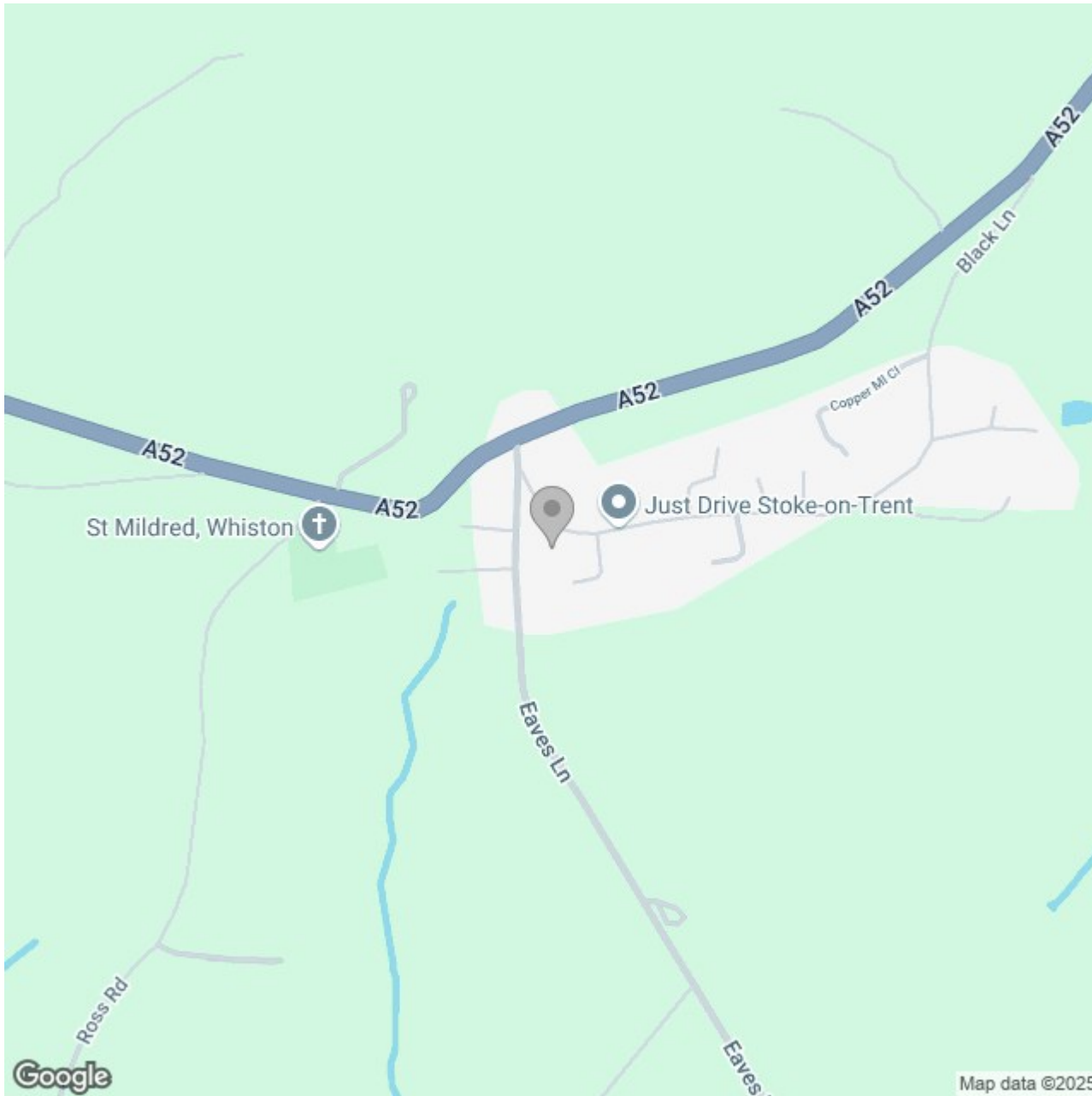
Reduced headroom  
..... Below 1.5 m/5 ft

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Calculations are based on RICS IPMS 3C standard.

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Floor -1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	