





Offered for sale with no upward chain, this impressive five/six-bedroom family home offers exceptionally spacious and highly versatile accommodation arranged over two floors. Thoughtfully upgraded by the current owners, the property is presented in move-in ready condition, featuring a stylish modern kitchen and contemporary bathrooms.

Occupying a generous plot, the home benefits from ample off-road parking, a detached double garage, and a large, private rear garden which is predominantly laid to lawn-ideal for families and outdoor entertaining.

The flexible layout makes the property well suited to a variety of buyers, with multiple reception rooms allowing for adaptable living, working, or guest space. The ground floor briefly comprises;- an entrance hallway, shower room, living room, dining room/snug, a well-appointed kitchen diner, utility room, side porch, home office, and an additional reception room which could also serve as a sixth bedroom.

To the first floor, there are five well-proportioned bedrooms, including a generous principal bedroom with ensuite facilities, whilst a second bedroom benefits from a walk-in wardrobe. A modern family bathroom completes the accommodation.

Situated in the highly desirable village of Kingsley, the property enjoys a picturesque setting surrounded by beautiful countryside and an abundance of scenic walks, whilst still offering the convenience of a local shop and primary school. The nearby town of Cheadle is just a short drive away, providing a wider range of amenities, schools, and shopping facilities.

Finished to a high standard throughout, this superb home must be viewed to be fully appreciated.



### Entrance Hallway

Composite door leading in from the front, stairs leading up to the first floor and under stairs storage cupboard, central heating radiator and UPVC double glazed windows to the front elevation.

### Shower Room

WC, wash hand basin with storage cupboard below and walk in shower with waterfall and handheld shower head. Tiled flooring and partially tiled walls, panelling, towel radiator and spot lighting.

### Living Room

Double glazed windows to the front and side elevations, central heating radiator and patio doors leading out into the garden.

### Dining Room/ Snug

Double glazed window to the rear elevation, central heating radiator.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, inset ceramic sink, space and plumbing for a cooker with extractor hood above, integrated dishwasher. Breakfast bar, tiled flooring and tiled splash back, central heating radiator, panelling, patio doors leading out into the garden, ample space for a dining table and chairs and double glazed window to the rear elevation.

### Utility Room

Base level units with complimentary worktop, inset ceramic sink with draining board, space and plumbing for a washing machine and fridge freezer. Tiled flooring, panelling, central heating radiator and door leading into the side porch.



### Side Porch

Tiled flooring, doors to the front and rear.

### Office

Double glazed window to the side elevation, central heating radiator.

### Additional Reception Room/ Bedroom

Patio doors leading out to the side elevation and double glazed window to the front, central heating radiator.







### Landing

Loft access, storage cupboard.

### Master Bedroom

Double glazed window to the rear elevation, central heating radiator, panelling.

### Ensuite

WC, his and hers sink with unit below, walk in shower with waterfall and handheld shower heads. Tiled flooring, partially tiled walls, spot lighting, towel radiator and double glazed window to the side elevation.

### Bedroom

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

### Walk in Wardrobe

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

### Bedroom

Double glazed window to the rear elevation, central heating radiator.

### Bedroom

Double glazed window to the rear elevation, central heating radiator.

### Bedroom

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

### Bathroom

WC, wash hand basin with storage cupboard below, bath with waterfall and handheld shower head, central heating radiator and double glass window to the rear elevation.

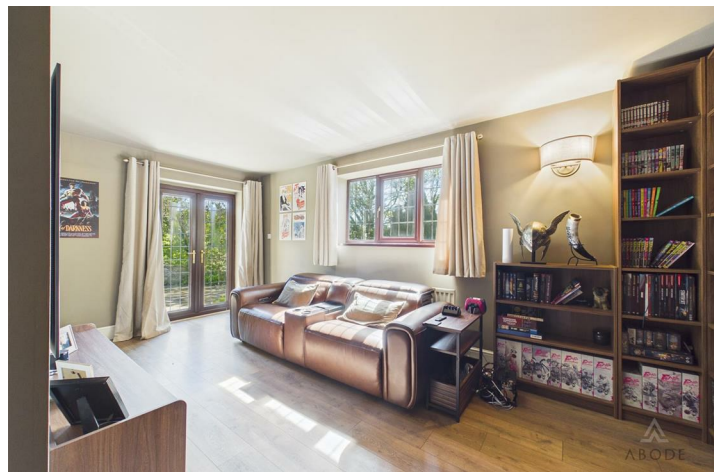
### Double Garage

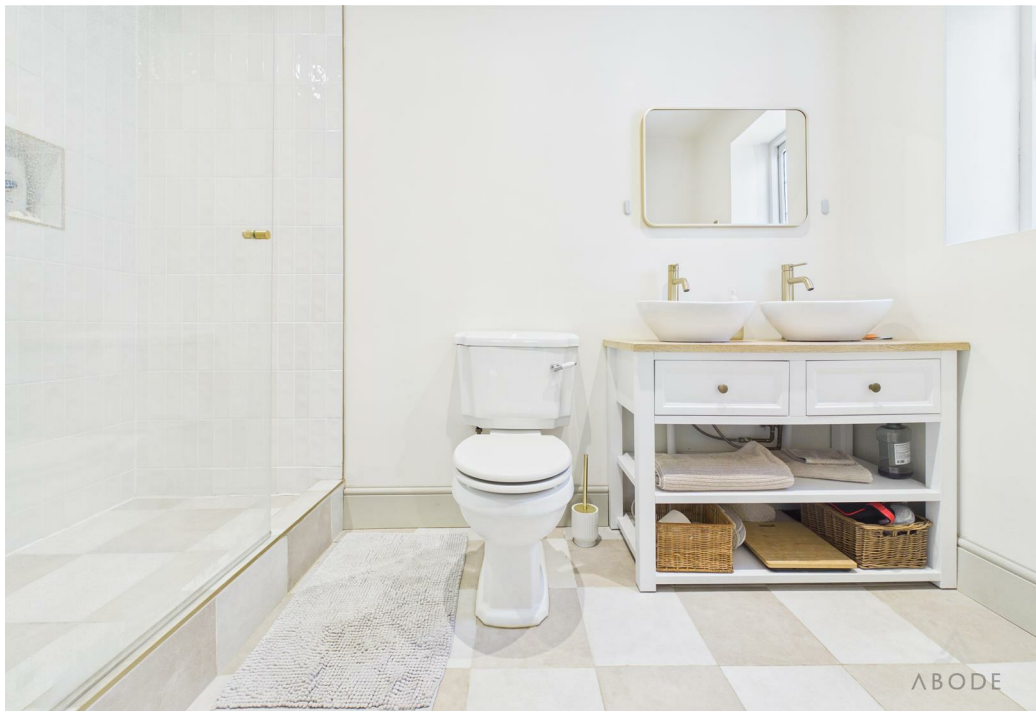
Electric up and over door to the front, power and lighting, window to the side elevation, over head storage.

### Outside

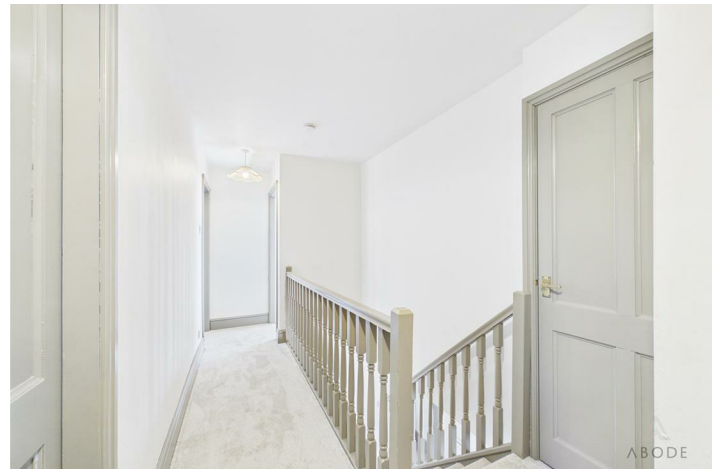
The property is set within a sizeable plot, with driveway providing ample off road parking and allowing access to the detached double garage. The rear garden comprises patio area for entertaining, and a large lawn area surrounded by mature trees.















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

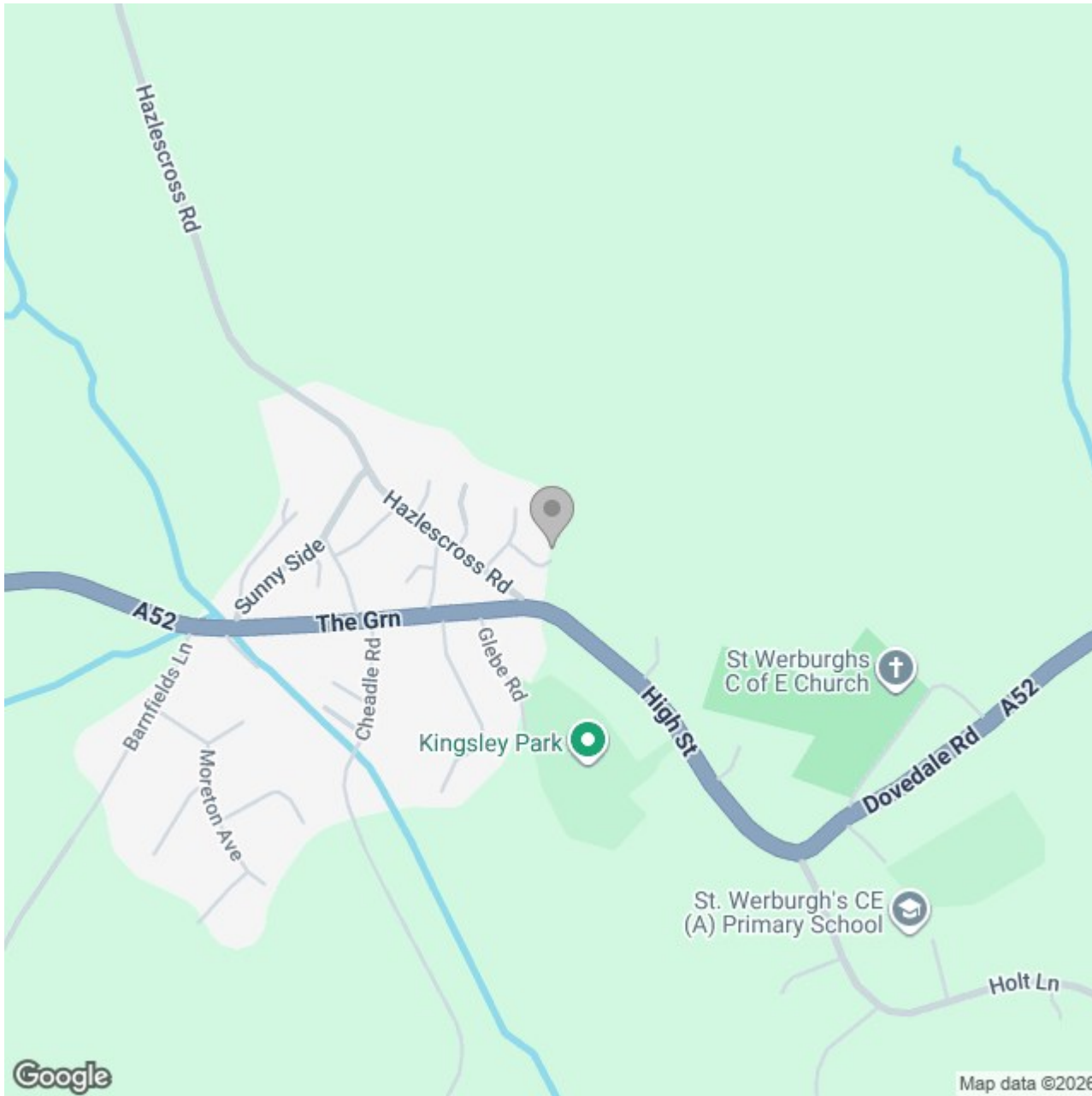
205 m<sup>2</sup>

2207 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>		<b>77</b>
(55-68) <b>D</b>	<b>68</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	