





Abode are delighted to present this spacious and beautifully maintained five-bedroom family home, complete with a garage, off-road parking for two vehicles, and an enclosed garden.

Arranged over three floors, the property offers versatile and well-proportioned living accommodation, featuring five generous bedrooms and three bathrooms. The flexible layout allows several of the bedrooms to be easily adapted for alternative uses, such as a home office or dressing room, to suit modern family living.

Ideally located in the popular village of Blythe Bridge, the property benefits from convenient access to a range of well-regarded schools and local amenities, whilst also being within easy reach of the nearby towns of Cheadle and Uttoxeter. Excellent commuter links are provided via the A50.

In brief, the accommodation comprises: an inviting entrance hallway, a comfortable living room, a spacious kitchen diner, utility cupboard, and a ground floor WC.

The first floor offers three bedrooms, including a principal bedroom with en-suite, alongside a family bathroom. The second floor hosts two further bedrooms and an additional family bathroom.

This is an ideal home for growing families, and early viewing is highly recommended.



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SALES & LETTINGS

Entrance Hallway

Composite door leading in from the front, central heating radiator, stairs leading up to the first floor.

Living Room

UPVC double glazed windows to the side and front elevations, two central heating radiators.

Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated cooker, grill and extractor hood above. Integrated fridge freezer and dishwasher, central heating radiator, under counter lighting, UPVC double glazed window to the front elevation and patio doors leading out into the garden, ample space for a dining table and chairs.

Utility Cupboard

Worktop, space and plumbing for a washing machine and tumble dryer.

WC

WC, wash hand basin with tiled splash back and central heating radiator

Landing

Storage cupboard, central heating radiator and stairs leading to the second floor.

Master Bedroom

Juliet balcony with UPVC double glazed patio doors to the front elevation, central heating radiator and built in wardrobes.



Ensuite

Modern white suite comprising:- WC, wash hand basin and double shower with glass screen. UPVC double glazed window to the side elevation, towel radiator and partially tiled walls.

Bedroom

UPVC double glazed window to the side elevation, built in mirrored wardrobes, central heating radiator.







Bedroom

UPVC double glazed windows to the front and side elevations, central heating radiator.

Bathroom

Modern white suite comprising;- WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, towel radiator and UPVC double glazed window to the front elevation.

Landing

Loft access.

Bedroom

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

Bedroom

UPVC double glazed window to the front elevation and velux window to the rear, central heating radiator and built in wardrobes.

Bathroom

Modern white suite comprising;- WC, wash hand basin and bath with shower over and glass shower screen. Towel radiator, partially tiled walls and velux window to the front elevation.

Outside

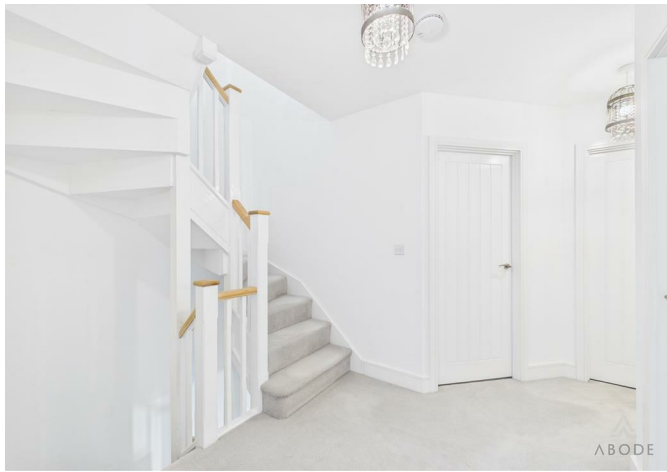
The driveway provides off road parking for two vehicles and access to the garage.

The garden is enclosed and mainly laid to lawn with patio ideal for entertaining.

Garage

Up and over door to the front.

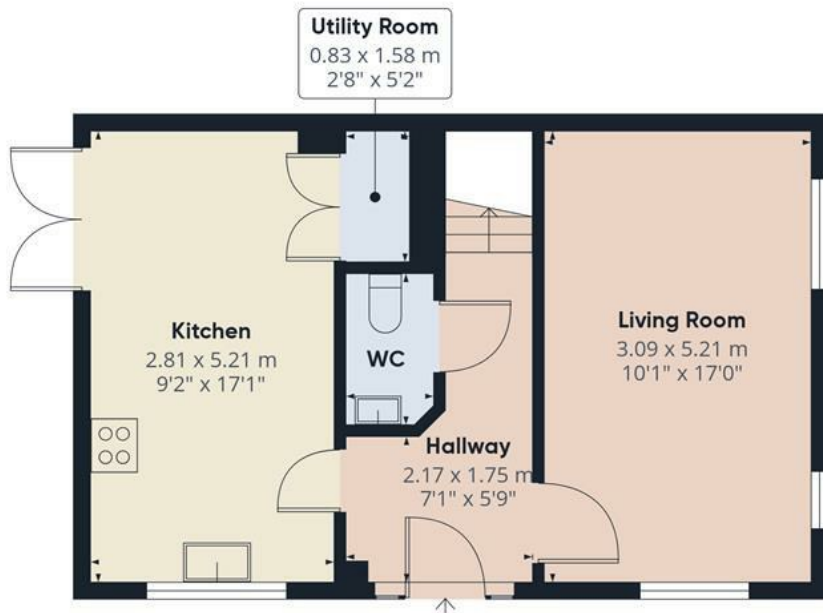




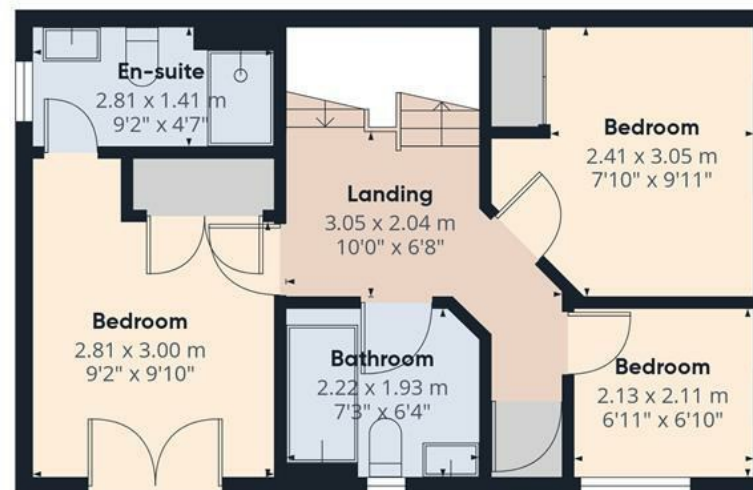




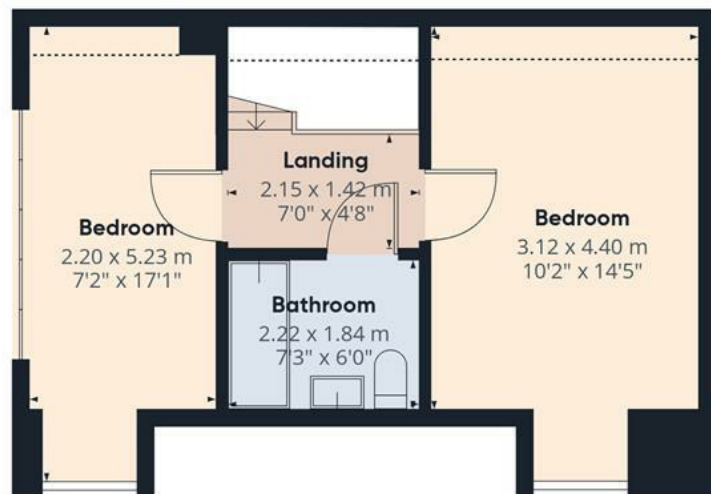




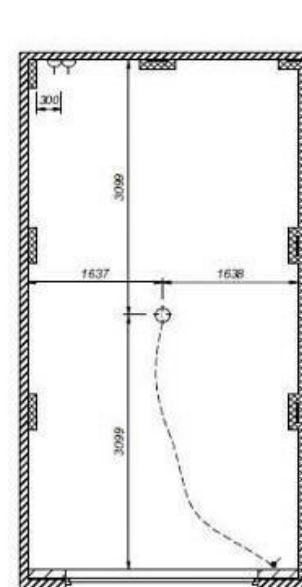
Floor 0



Floor 1



Floor 2



Garage



Approximate total area⁽¹⁾

112.6 m²

1210 ft²

Reduced headroom

1.7 m²

19 ft²

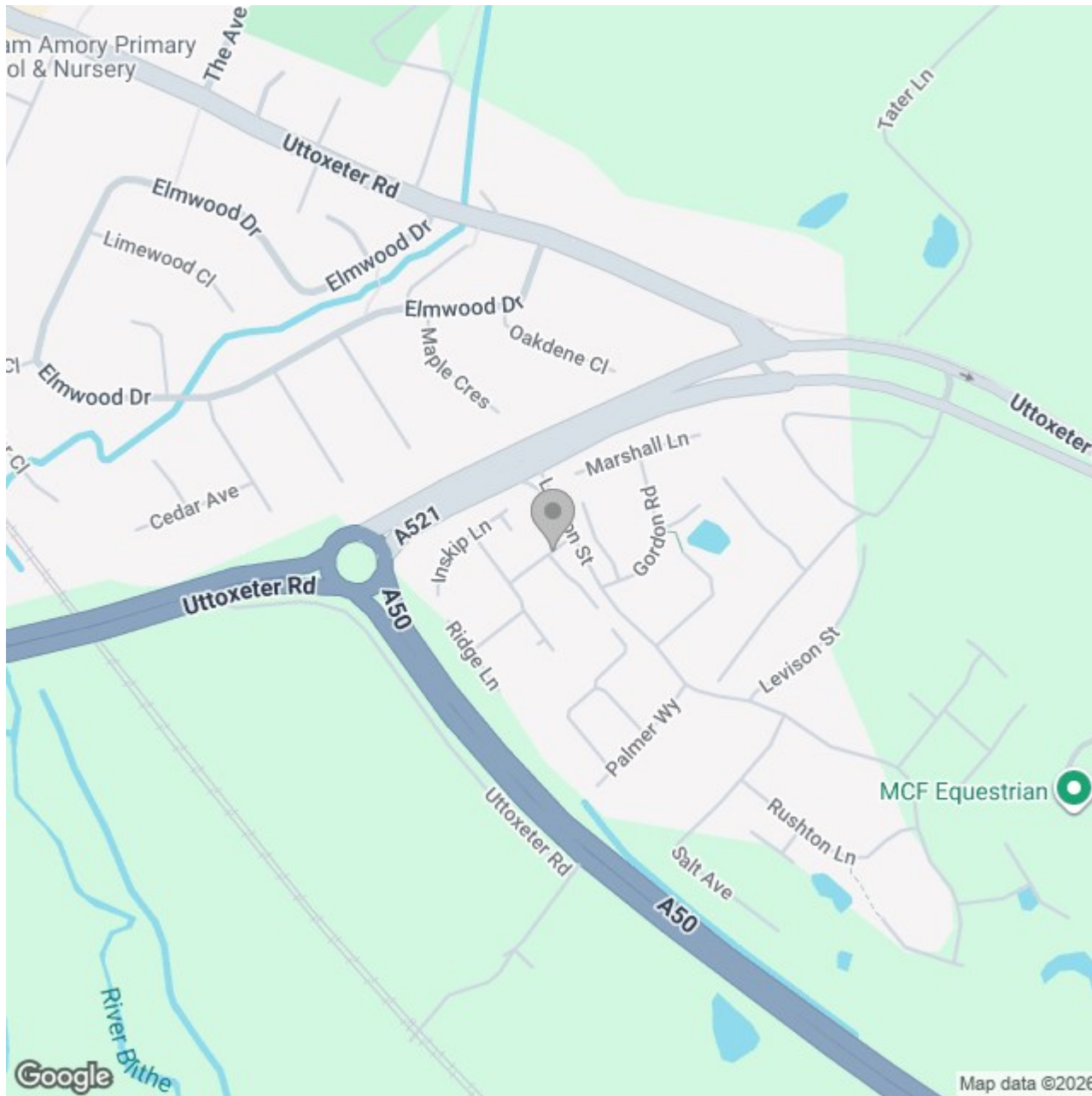
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	