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SALES & LETTINGS

Stoney Lane, Cauldon, ST10 3EP

£210,000

https://www.abodemidlands.co.uk

Abode are delighted to present this extended three-bedroom family home, enjoying stunning countryside views to both the front and rear.

This well-presented property offers generous and versatile accommodation, along with a spacious enclosed rear garden, off-road parking for multiple vehicles, and useful outhouses providing excellent storage.

Situated in the highly sought-after village of Cauldon, the home is perfect for those seeking a semi-rural lifestyle, surrounded by beautiful countryside walks and scenic views. The nearby village of Waterhouses offers a range of everyday amenities and a primary school, whilst the popular market towns of Ashbourne, Leek, and Cheadle are all within easy driving distance.

The accommodation briefly comprises;- an entrance porch/ utility, welcoming hallway, ground floor WC, living room, dining room, and a generous kitchen diner. To the first floor there are three bedrooms and a family bathroom.

This is a fantastic opportunity to acquire a lovely home in a desirable location, ideal for first-time buyers, growing families, or those looking to downsize. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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Entrance Porch/ Utility
UPVC double glazed door leading in from the driveway and window to the front elevation, tiled flooring, space and plumbing for a washing machine.

Entrance Hallway
Tiled flooring, UPVC double glazed door leading in from the porch, stairs leading up to the first floor, velux window and under stairs storage cupboard.

WC
WC and wash hand basin, double glazed window to the front elevation.

Living Room
UPVC double glazed window to the front elevation, two central heating radiators and wooden flooring.

Dining Room
Tiled flooring, built in storage cupboards and drawers, central heating radiator and multi fuel burner, double doors into;-

Kitchen Diner
Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, space and plumbing for a cooker (with extractor hood above), fridge freezer and dishwasher. Tiled flooring, partially tiled walls, central heating radiator, breakfast bar, spot lighting, velux windows and UPVC double glazed patio doors leading out into the garden.

Landing
Storage cupboard, loft access, UPVC double glazed window to the front elevation, central heating radiator.

Bedroom
UPVC double glazed window to the front elevation, two central heating radiators.

Bedroom
Double glazed window to the rear elevation, two central heating radiators, loft access, built in storage cupboards.

Bedroom
Double glazed window to the rear elevation.

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Bathroom

Modern white suite comprising;- WC, wash hand basin with storage cupboard below and walk in shower with waterfall and hand held shower head, plus glass shower screen. Additional storage cupboard, UPVC double glazed window to the rear elevation, towel radiator, eye level medicine cabinet.

Outside

Stunning countryside views to the front and rear.

To the front there is off road parking for multiple vehicles. To the rear the garden is enclosed and mainly laid to lawn with patio area. Outhouse providing storage, water tap, oil tank and covered workshop area.

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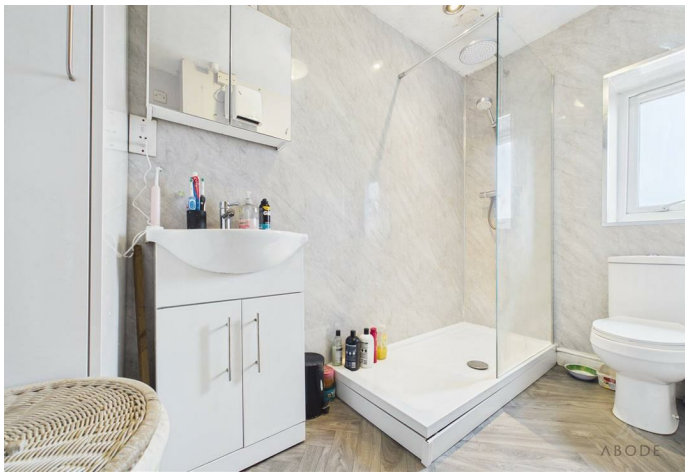
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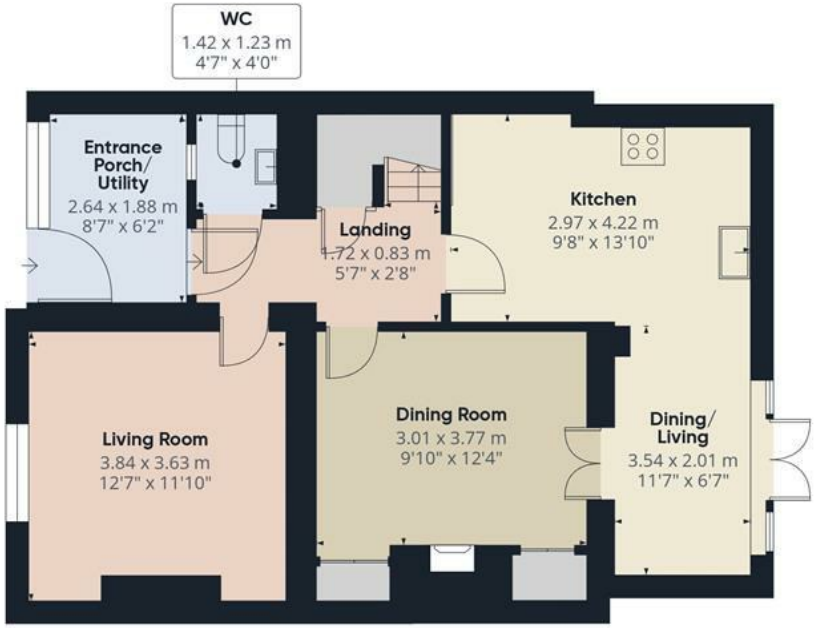

Floor 0

Floor 1

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Approximate total area(1)

94.9 m²

1020 ft²

(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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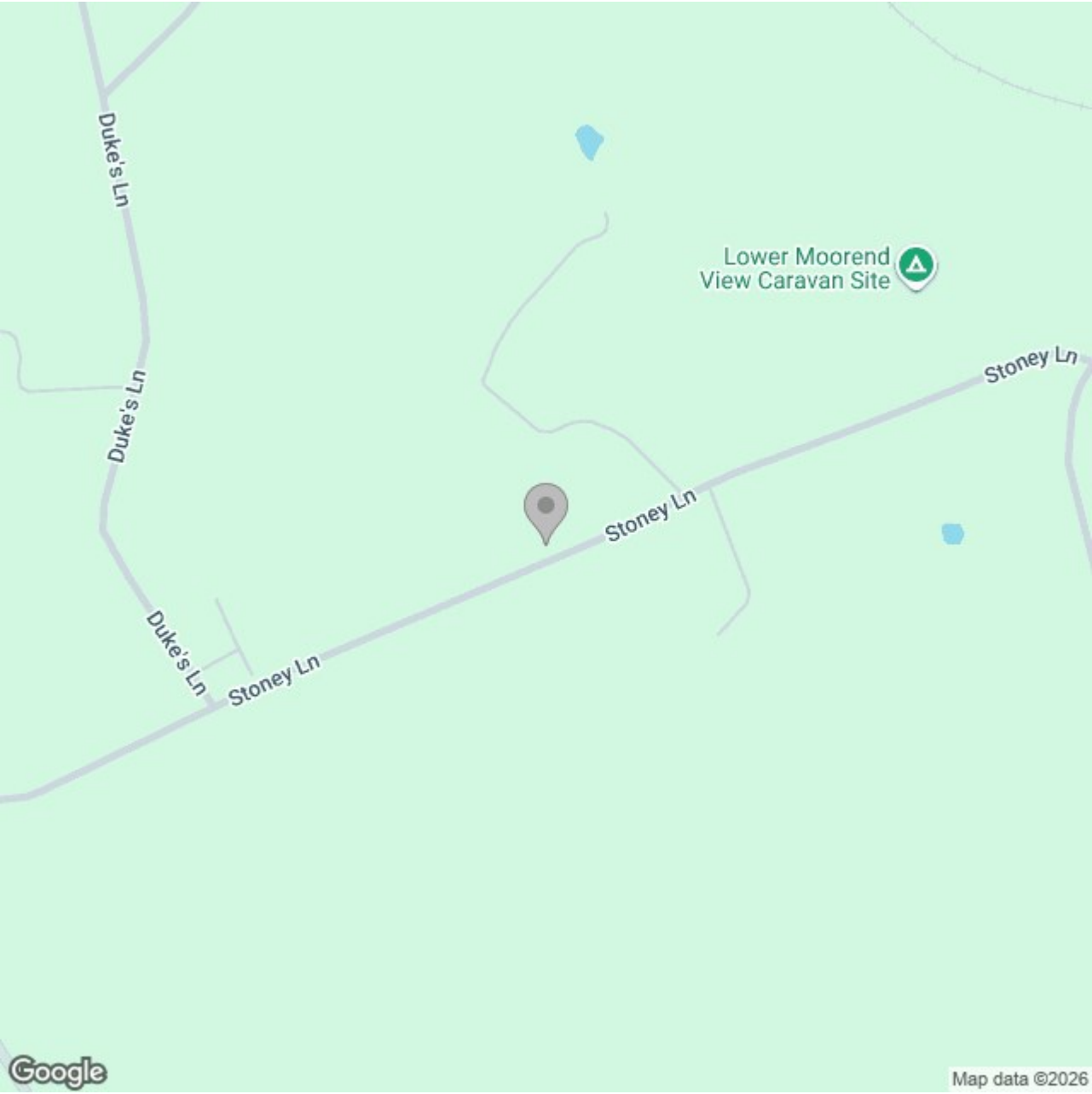

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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