ABODE
SALES & LETTINGS

Sunnyside, Kingsley, STI0 2AS

Offers Over £325,000



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This deceptively spacious dormer bungalow is beautifully presented throughout and offers well-proportioned accommodation arranged over two floors.

Externally, the property benefits from off-road parking, a garage and an enclosed, low-maintenance rear garden, providing an ideal space for relaxing and entertaining.

The property is further enhanced by double glazing and gas central heating, ensuring a comfortable and practical home throughout the year.

Ideally positioned within the highly sought-after village of Kingsley, the property enjoys a wonderful semi-rural setting while remaining well connected to the surrounding towns and amenities. Kingsley is a popular Staffordshire village with a strong community feel and offers a range of local amenities including a village shop and primary school. The village is just a short drive from the nearby town of Cheadle, and allows easy access to the A50 for commuting.

In brief, the accommodation comprises: entrance hallway, spacious lounge, orangery, fitted kitchen, utility room, master bedroom and family bathroom to the ground floor. To the first floor are two further bedrooms and a separate WC.

Offering versatile accommodation that would suit a variety of buyers, including families, couples and those looking to downsize, this attractive home combines generous living space with a convenient village location.

Early viewing is highly recommended to fully appreciate the space, presentation and versatility this property has to offer.

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Entrance Hallway
Composite door leading in from the front, central heating radiator, double doors leading into;-

Living Room
uPVC double glazed window to the front elevation, central heating radiator, sliding patio doors leading into the orangery and electric feature fireplace with mantel and hearth.

Orangery
uPVC double glazed windows to the rear elevation, spotlighting, central heating radiator and uPVC double glazed door leading out into the garden. Door allowing access into the garage.

Kitchen
Fitted with a range of base and eye-level units with complementary worktops, one and a half bowl ceramic sink with draining board, integrated dishwasher, cooker and microwave, gas hob with extractor hood above, and space for a fridge freezer. Tiled splashback, uPVC double glazed window to the rear elevation, central heating radiator, stairs leading to the first floor and uPVC double glazed door leading in from the orangery.

Utility Room
uPVC double glazed window to the side elevation, central heating radiator, shelving, worktop and eye-level storage cupboards.

Master Bedroom
uPVC double glazed windows to the front and side elevations, central heating radiator, spotlighting and main central lighting.

Bathroom
Modern suite comprising WC, bidet, wash hand basin with drawers and storage cupboard below, set beneath a complementary worktop, double shower cubicle with glass shower screen, and bath with handheld shower over. Tiled walls, uPVC double glazed window to the rear elevation, central heating radiator and spot lighting.



Landing
Providing access to both bedrooms and the bathroom.

Bedroom
Velux window to the rear elevation, uPVC double glazed window to the front elevation and central heating radiator.

Bedroom
Velux window to the rear elevation, central heating radiator, storage cupboard and access to the loft.

WC
Fitted with a WC and wash hand basin, central heating radiator, skylight to the rear elevation and useful storage.




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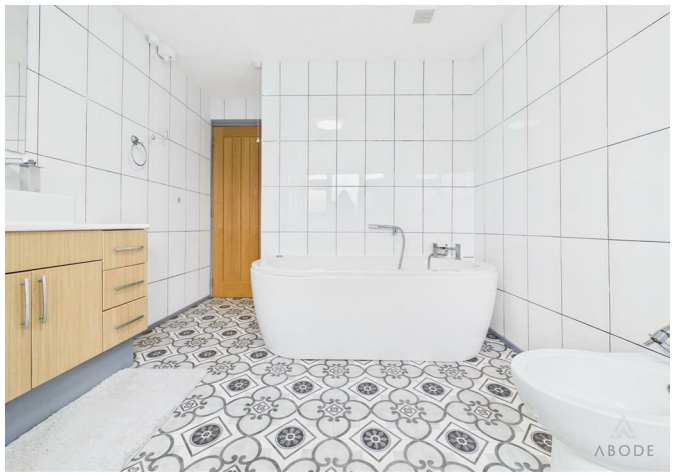

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Garage

Electric up-and-over door to the front elevation, power and lighting, and water supply with hose.

Outside

Accessed via a gated entrance, the block-paved driveway provides off-road parking and leads directly to the garage.

To the rear, the property benefits from a fully enclosed and low-maintenance garden, comprising a combination of lawn, block-paved and paved patio areas, creating versatile spaces for outdoor seating and entertaining. The garden is further complemented by a useful shed and summer house, providing excellent additional storage.

AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

PIF Disclaimer - Cheadle Office

Property Particulars

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Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.














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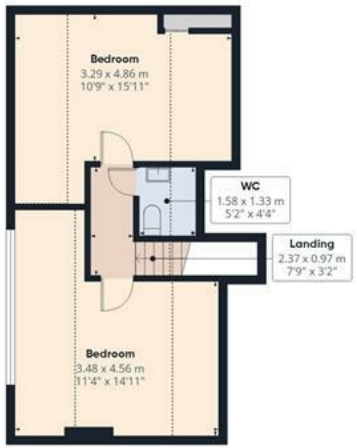

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Floor 0



Floor 1



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Approximate total area(1)

162.1 m²

1746 ft²

Reduced headroom

21.5 m²

231 ft²

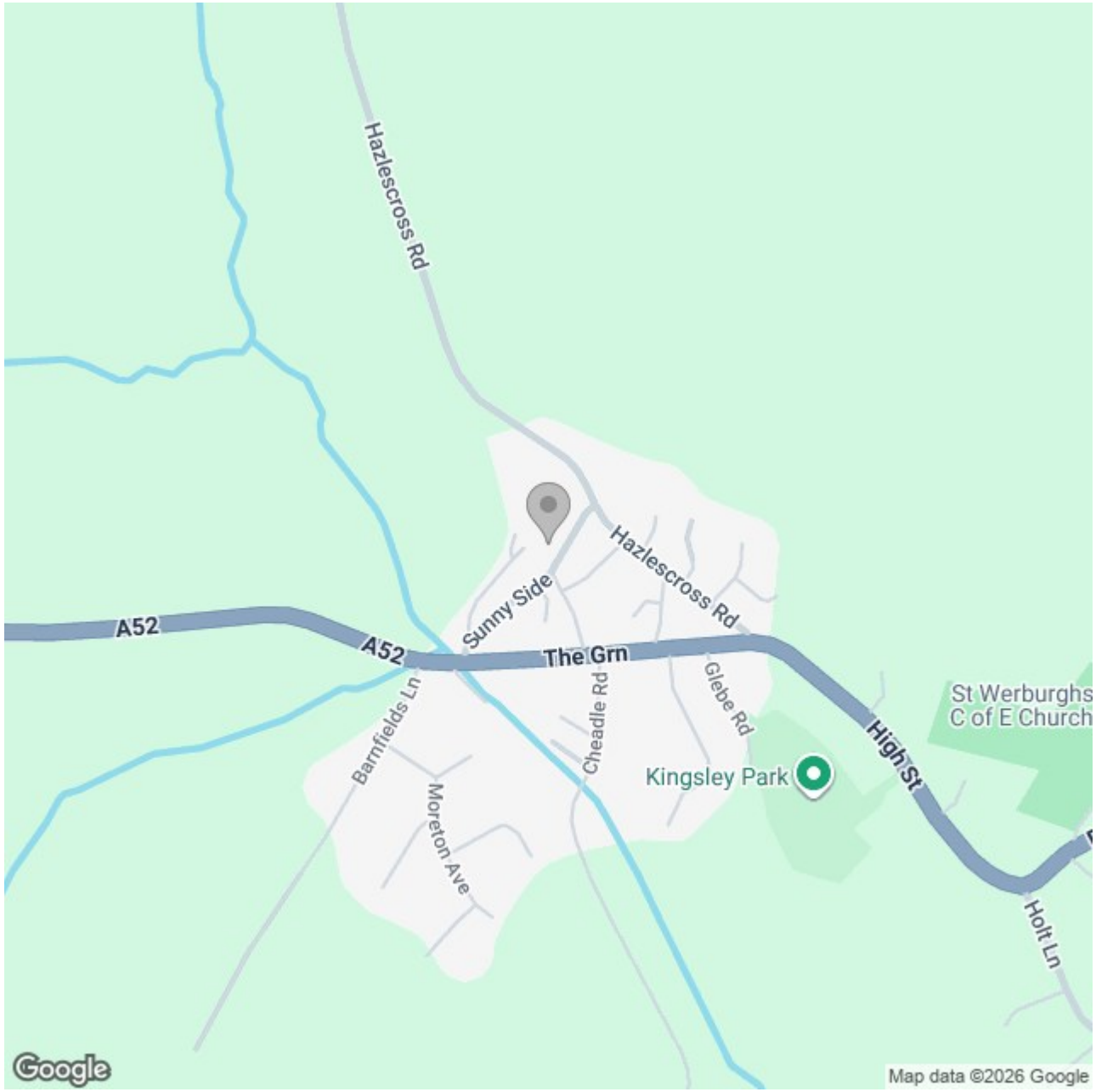
(1) Excluding balconies and terraces

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		84
(69-80) C	73	
(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	

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