



Rowancroft, 68 Folly Lane
Cheddleton



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Rowancroft, 68 Folly Lane

Cheddleton
Staffordshire
ST13 7DA

- * This very spacious four bedroom detached family home is located in a delightful position on Folly Lane on the outskirts of the popular village of Cheddleton, boasting a superb semi-rural setting and backing onto open fields.
- * The property offers good sized extended accommodation and also benefits from gas fired central heating and majority Upvc double glazing.
- * Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Reception Room / Utility Room with french doors backing out onto the rear garden. Landing Area, Master Bedroom with En-Suite Bathroom, Three further Bedrooms with one having a separate Dressing Room area and Shower Room to the first floor.
- * Externally the property has a block paved driveway to the front aspect providing ample parking and leading to the integral single garage with remote control door and small low maintenance gravelled garden area and display border.
- * To the rear of the property is a pleasant sized garden area laid mainly to lawn with display borders and paved patio / sitting area, all of which enjoy views over the adjoining fields and surrounding countryside.
- * This impressive family residence enjoys a semi-rural position on the edge of Cheddleton, just a stone's throw from the Staffordshire Moorlands. Nearby attractions include Rudyard Lake and Deep Hayes Country Park.
- * The property is offered For Sale with No Upward Chain involved.

Offers Over £300,000



4



2



2



D



acre(s)



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General Information

Entrance Porch

Access to:

Entrance Hall

Stairs off. Radiator.

Living Room

Electric fire.

Dining Room

Radiator.

Kitchen

Wall and base units. stainless steel sink unit with drainer and mixer tap. Gas hob with electric oven and extractor unit above. Plumbing point. Tiled floor.

Reception Room / Utility Room

Tiled floor. Radiator. Base units. Stainless steel sink unit with rinser bowl and mixer tap. French doors to rear garden.

Landing Area

Access to:

Master Bedroom

Radiator.

En-Suite Bathroom

Bath with feeder shower. W.c. Wash basin. Radiator.

Bedroom

Radiator. Built-in wardrobe.

Bedroom

Radiator. Built-in wardrobe. Loft access.

Bedroom

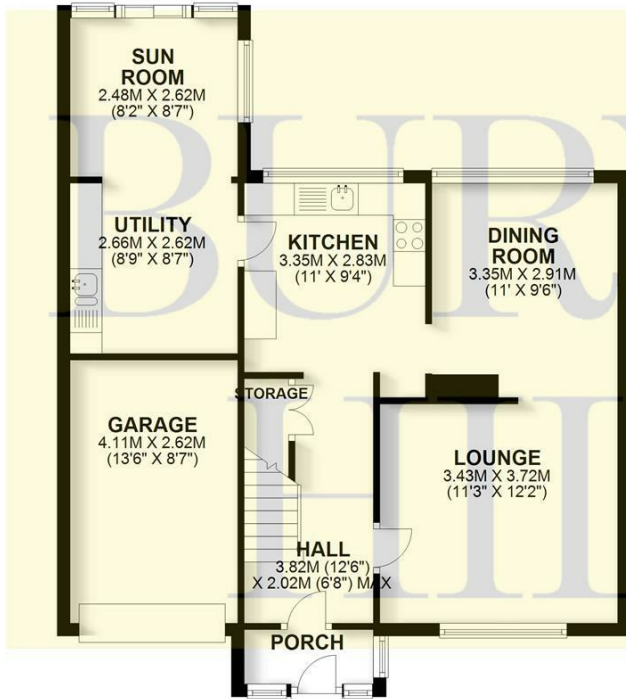
Radiator. Built-in wardrobe. Access to:

Dressing Room

Radiator. Storage cupboard.

GROUND FLOOR

APPROX. 67.7 SQ. METRES (728.2 SQ. FEET)



FIRST FLOOR

APPROX. 65.8 SQ. METRES (708.8 SQ. FEET)



TOTAL AREA: APPROX. 133.5 SQ. METRES (1437.0 SQ. FEET)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Shower Room

Shower area. W.c. Wash basin. heated towel rail.

Outside

Externally the property has a block paved driveway to the front aspect providing ample parking and leading to the integral single garage with remote control door and small low maintenance gravelled garden area and display border.

To the rear of the property is a pleasant sized garden area laid mainly to lawn with display borders and paved patio / sitting area, all of which enjoy views over the adjoining fields and surrounding countryside.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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