



47 Cheddleton Park Avenue

Cheddleton



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47 Cheddleton Park Avenue

Cheddleton

Staffordshire, ST13 7NS

An outstanding detached family home located in a very sought after and well established residential area at Cheddleton, the property has been upgraded and extended to an exceptional standard by the current vendor and now offers a superb four / five bedroomed family home arranged over three floors.

Double glazing and gas fired central heating throughout, occupying a generous sized plot with ample parking, double garage and fabulous rear garden area with paved patios and lawned gardens and large decked area.

Entrance Hall, Cloakroom Room / W.c and access to the double garage from the ground floor. Kitchen / Dining Room with feature bi-folding doors, Utility Room, Cloakroom / W.c, Living Room with feature log burner and Family / Play Room or the option of a fifth Bedroom to the first floor. Feature Landing Area, Master Bedroom with luxury En-Suite Bathroom with integrated television, Three further good sized Bedrooms and Family Bathroom to the second floor.

Driveway provides ample off street parking leading to double integral garage, to the rear is a fabulous family garden set over two levels with patio / sitting area, lawned gardens, elevated decked patio / sitting area and a very useful outside store.

The property is delightfully located on Cheddleton Park Avenue on the outskirts of the village with the Caldon Canal and River Churnet in close proximity.

Offers in excess of: £470,000



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Leek Office - 01538 383344



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Accommodation

Entrance Hall

Tiled floor. Stairs off. Spotlights. Feature radiator. Access to garage.

Cloakroom/WC

W.c. Wash basin with storage unit below. Feature radiator. Tiled floor.

Kitchen/Dining Room 18'4" x 23'9" (5.59m x 7.24m)

Extensive range of wall and base units with quartz worktops. A range of integrated units including: Fridge and freezer, microwave, double electric oven, induction hob with extractor unit above. Inset central island with stainless steel sink unit, rinsing bowl and mixer tap, integrated dishwasher and wine chiller with further storage units. Electric charger point. Feature radiator x 2. Feature bi-fold doors x 2 to rear garden. Lantern style feature roof window. Breakfast bar area. Vinyl flooring. Access to:

Utility Room 7'6" x 5'4" (2.29m x 1.63m)

Range of storage units. Stainless steel sink unit with mixer tap. Plumbing point. Spotlights. Rear door. Wall mounted central heating boiler.

Living Room 17'3" x 14'2" (5.26m x 4.32m)

Radiator x 2. Laminate flooring. French doors to front. Coving. Feature AGA log burner.

Playroom / Fifth Bedroom 7'11" x 9'7" (2.41m x 2.92m)

Radiator. Laminate flooring.

Landing Area

Radiator. Loft access. Storage cupboard. Coving. Spotlights.

Master Bedroom 11'7" x 11'7" (3.53m x 3.53m)

Radiator. Fitted wardrobes. Coving.

En-Suite Bathroom 8'11" x 5'5" (2.72m x 1.65m)

Bath with shower attachment. W.c. Wash basin with storage unit below. Feature radiator. Built-in television. Tiled floor with underfloor heating. Shower cubicle. Tiled walls.

Bedroom 10'8" x 10'7" (3.25m x 3.23m)

Radiator. Coving.





Bedroom 11'6" x 8'2" (3.51m x 2.49m)
Radiator.

Bedroom 7'8" x 10'8" (2.34m x 3.25m)
Radiator. Coving.

Family Bathroom 10'7" x 5'4" (3.23m x 1.63m)
Bath with feeder shower. W.c. Wash basin with storage unit below. Heated towel rail.

Outside

Externally the property has a driveway providing ample off street parking leading to a double integral garage (17'2 x 17'2) with power and lighting, radiator and up and over electric doors, to the rear is a fabulous family garden set over two levels with patio / sitting area, lawned gardens, elevated decked patio / sitting area and a very useful outside store.

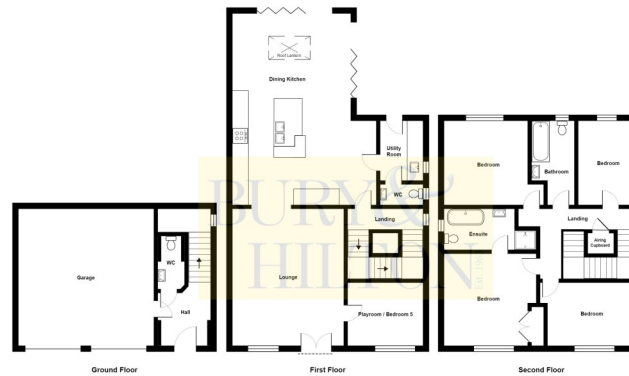


The property is delightfully located on Cheddleton Park Avenue on the outskirts of the village with the Caldon Canal and River Churnet in close proximity.

Council Tax Band & EPC Rating: Band E & D

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.



All measurements are approximate and for display purposes only.



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