



# 6 Vale View

Cheddleton



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## 6 Vale View, Cheddleton Staffordshire, ST13 7LL

- \* This exceptional detached family home is located in a highly sought after and well established residential area on Vale View, situated in the Staffordshire Moorlands village of Cheddleton.
- \* The property is delightfully located in a small cul-de-sac setting just off Cheddleton Park Avenue on the outskirts of the village with the Caldon Canal and River Churnet in close proximity.
- \* Many improvements have been carried out by the current vendors to a very high standard including new En-Suites, upgrading the Kitchen and new windows and doors.
  - \* The property offers some very deceptively spacious and versatile accommodation that is arranged over three floors with four / five bedrooms, three en-suites and four reception rooms.
- \* The lower ground floor offers the option of a separate living annexe, ideally suitable for a family member wanting their own space.
- \* Externally, the property offers a driveway to the front providing ample off street parking, lawned garden area and wooden storage shed.
  - \* To the rear is a flat lawned garden with paved patio area, display borders, useful garden shed and summer house / outside bar (13'7 x 10'6) with power and lighting.
- \* This is a property which will suit the most discerning of purchasers and inspection is most strongly recommended.

**Offers over: £515,000**



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# Accommodation

## ENTRANCE HALL

Laminate flooring. Radiator x 2. Coving. Built-in storage cupboard with sensor lighting. Stairs to upper and lower floors.

## KITCHEN / DINER 8.79m x 4.85m

An extensive range of fitted wall and base units. Central breakfast bar island with storage cupboards, electric oven, induction hob and extractor unit above. Built-in electric oven, microwave grill and warming drawer. Integrated dishwasher, washing machine, waster unit, two fridges and freezer. Sink unit with drainer and mixer tap. Separate sink unit with hot tap. Wall mounted television. Spotlights. A further area of wall and base units are to the rear of the kitchen with sink unit and mixer tap. Cupboard housing central heating boiler. Built-in drinks chiller x 2. Underfloor heating. Feature stable-style door to side. French doors leading to the balcony area. Feature mirror radiator. Built-in Sonos music system.



## STUDY / FIFTH BEDROOM OPTION 2.87m x 3.20m

Laminate flooring. Radiator. Coving.



## LIVING ROOM 5.79m x 3.84m

Laminate flooring. Radiator x 2. Bay window. Coving. Wall mounted electric fire.

## CLOAKROOM / W.C 1.65m x 1.63m

W.c. Wash basin with storage unit below. Heated towel rail radiator. Spotlights.

# Accommodation—First floor

## LANDING AREA

Radiator. Loft access. Walk-in airing cupboard / storage. Sky light window.

## MASTER BEDROOM 6.15m x 3.84m

Radiator x 2. Coving. Spotlights. Built-in wardrobes x 3 with sensor lighting. Wall light point x 2.

## EN-SUITE 2.29m x 2.57m

Double shower cubicle. W.c. His & hers sink unit with vanity unit below. Feature heated towel rail x 2. Spotlights. Skylight window. Tiled floor. Feature mirror.

## BEDROOM 3.38m x 3.02m

Radiator. Walk-in wardrobe and eaves storage. Access to:

## JACK & JILL EN-SUITE BATHROOM 2.74m x 1.42m

Bath with shower over. W.c. Wash basin with storage unit below. Heated towel rail. Spotlights. Wall mounted feature mirror. access to:

## BEDROOM 3.30m x 2.64m

Radiator. Walk-in wardrobe with eaves storage.

## LOWER FLOOR

### HALLWAY

Stairs off. Radiator. Tiled floor. Coving. Underfloor heating. Storage cupboard x 2.

## BEDROOM 4.09m max x 2.77m

Radiator. Underfloor heating. Tiled floor. Coving. Spotlights. Built-in wardrobe x 2. Pendant lights x 2.

## EN-SUITE 2.69m x 1.83m

Shower cubicle. W.c. wash basin. Heated towel rail. Tiled wall. Tiled floor.

## LIVING ROOM 4.78m x 3.73m

Radiator x 2. Underfloor heating. Tiled floor. Spotlights. Coving. French doors to rear garden area x 2.





# Accommodation

## OUTSIDE

Externally, the property offers a driveway to the front providing ample off street parking, lawned garden area and wooden storage shed. To the rear is a flat lawned garden with paved patio area, display borders, useful garden shed and summer house / outside bar (13'7 x 10'6) with power and lighting.

## VIEWING

Strictly by prior appointment through the Agent's Leek Office.

## AGENTS NOTES

We understand the property is freehold

EPC Rating: C

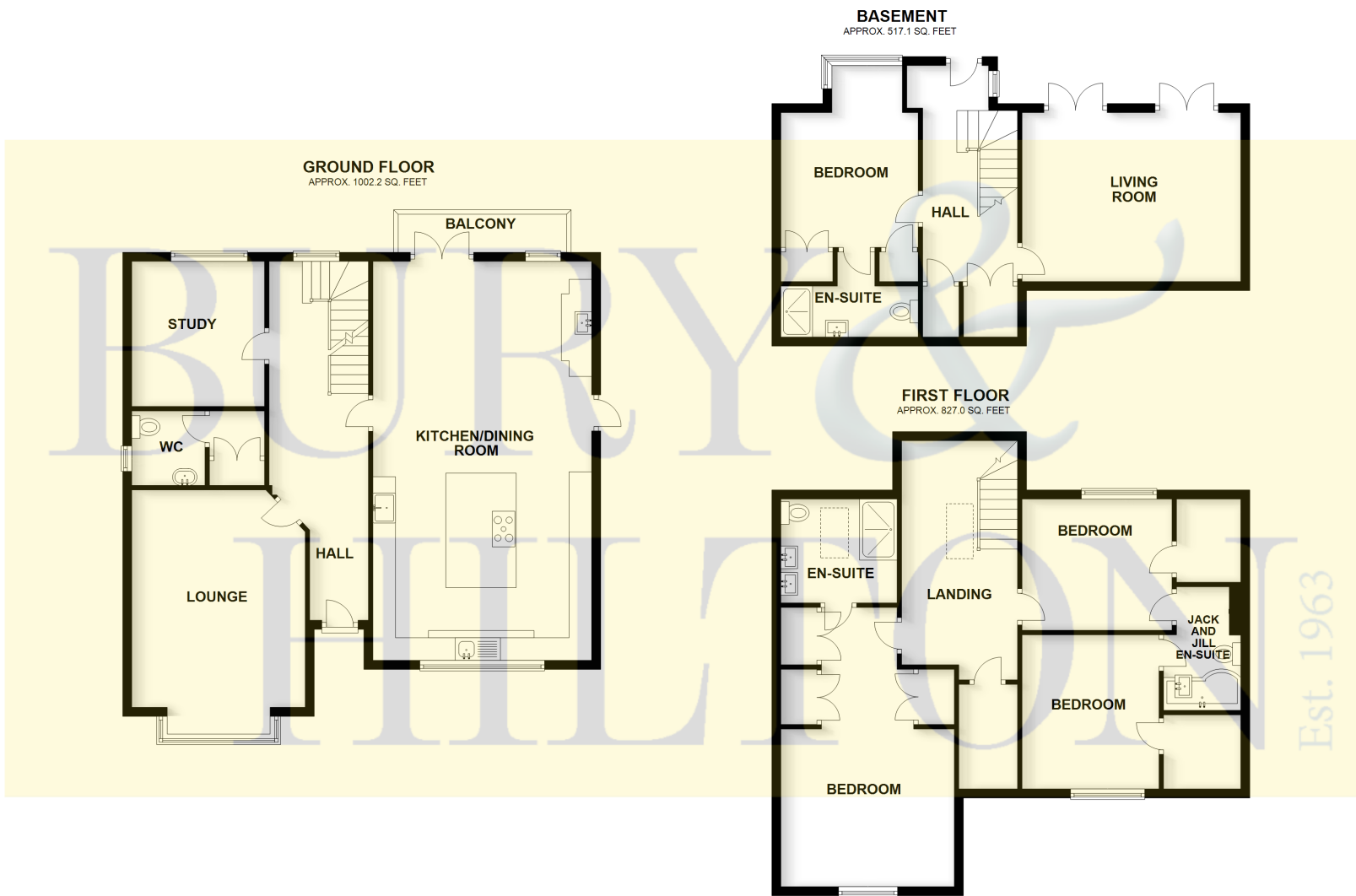
Council Tax Band: F

Gas central heating

## PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/ leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.





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.



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