

St. Marys Close

Checkley, Stoke-on-Trent, ST10 4NG



Deceptively spacious detached family sized home providing scope for cosmetic personalisation, occupying a pleasant village cul de sac position backing onto fields.

NO UPWARD CHAIN

£340,000



John German

For sale with no upwards chain involved, consideration of this generously sized family home is recommended to appreciate its well maintained accommodation but scope for cosmetic personalisation to make it your own. Occupying a pleasant plot that backs onto fields on a quiet village cul de sac.

Situated in the popular village of Checkley and within walking distance to its amenities including the well regarded Hutchinson First School, The Red Lion public house plus The New Broom public house and restaurant, and St. Mary's and All Saints church. Several walks through surrounding countryside are also on the doorstep. The village of Tean with its range of amenities and the towns of Uttoxeter and Cheadle are both within easy commutable distance as is the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Stoke on Trent and Derby.

Accommodation - A uPVC part obscure double glazed entrance door opens to the porch where doors give direct access to the garage and to the hall. In the hall, stairs rise to the first floor having a useful under stairs cupboard below plus doors to the ground floor accommodation and to the downstairs WC which has a modern two piece suite and half tiled walls.

The dining room provides ample space for a table and chairs plus double doors leading to the well proportioned lounge which has a focal fireplace and a wide bow window providing an abundance of natural light. The brick base and uPVC double glazed constructed conservatory provides additional living space with a wall mounted gas heater and power points plus a lovely view over the rear garden and wide French doors opening to the patio.

The well equipped fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below a window overlooking the rear garden, a fitted electric hob with a stainless steel splash back and extractor hood over, built in double electric oven and integrated appliances including a dishwasher, washing machine and fridge freezer. A uPVC part double glazed door opens to the patio and garden.

To the first floor the landing has a side facing window providing light, a built in airing cupboard and doors leading to the four good sized bedrooms, all enjoying a pleasant outlook especially those to the rear overlooking fields.

The front facing master has a range of fitted furniture plus a further built in wardrobe and the benefit of a fully tiled en suite shower room having a corner jacuzzi shower cubicle. Finally there is the impressive fitted family bathroom having a white modern suite incorporating a panelled shower bath with a mixer shower and glazed screen above.

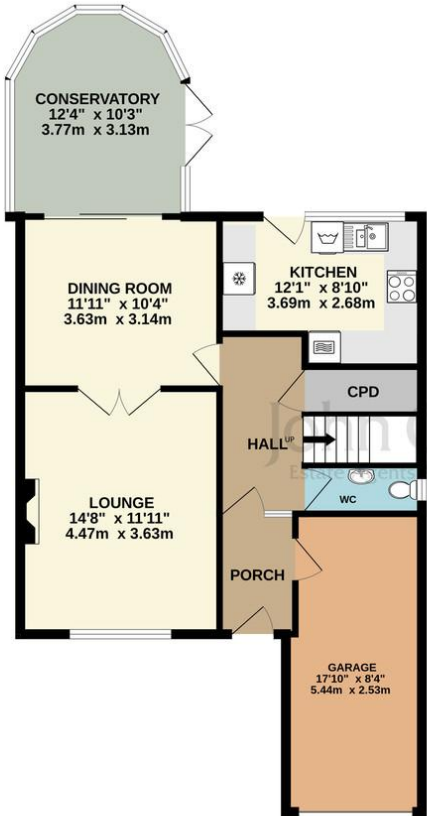
Outside - To the rear a paved patio and further circular seating area with block paved and gravelled edging provides a lovely entertaining area enjoying a degree of privacy leading to the garden which is mainly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, further seating areas and a summerhouse.

To the front is a garden laid to lawn with borders. A double width block paved driveway provides off road parking leading to the garage which has an up and over door, power and light.

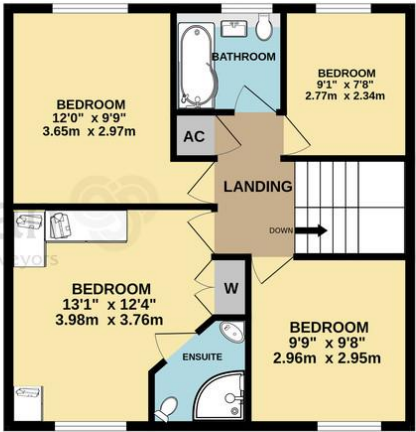
- what3words:** destroyer.violin.refrain
- Note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.
- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Property construction:** **Parking:** Drive **Electricity supply:**
- Water supply:** **Sewerage:** **Heating:**
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** TBC
- See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band D
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/250322024

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GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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