

Badgers Hollow

Checkley, Stoke-on-Trent, ST10 4NW

John German







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£469,995

Immaculately maintained and presented modern bungalow providing generously sized and extended accommodation, occupying a delightful plot overlooking fields to the side and rear in the popular village.

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Providing well planned and proportioned accommodation which has been lovingly maintained, tastefully presented and extended by the current owners, internal inspection and consideration of this stunning bungalow in absolutely essential to appreciate its 'turnkey' condition and its delightful plot which extends to approximately 0.23 acre in total, and its fabulous position which overlooks fields and surrounding countryside to two sides. Additional benefits include solar panels providing reduced electricity costs and an annual income, ample off-road parking, double garage and a useful workshop/utility.

Situated in the popular village within walking distance to local amenities including public houses, active village hall and its milkstop, church and Hutchinson First School. Conveniently positioned between the village of Lower Tean and Uttoxeter, also within easy reach of the A50 dual carriageway linking the M1 and M6 Motorways, plus the cities of Stoke-on-Trent and Derby.

An enclosed porch provides space to take off your coats and boots, leading to the welcoming L-shaped hallway which has a built-in cloaks cupboard and doors opening to the spacious accommodation. The generously sized living/dining room extends to the full depth of the original property, having a focal living flame effect fire and feature surround and a front facing window in the lounge area, plus wide sliding patio doors opening to the magnificent garden room, providing additional living space with underfloor heating and a lantern skylight enhancing the natural light provided by the windows overlooking the garden and surrounding fields, with French doors leading to the outside. The fitted kitchen provides space for a small breakfast table if desired, with a range of base and eye level units and an inset sink unit set below the rear facing window enjoying a far-reaching view, a fitted gas hob with an extractor hood over, built-in double electric oven and an integrated fridge. Doors to the garden room and hall offer a lovely flow through the living space of the home. From the garden room, a lobby area, which provides space for a freezer, has doors leading to the fitted guest wc, and the useful workshop which also houses the laundry area with a fitted worktop and space for appliances, and a door giving direct access to the double garage.

There are three good size bedrooms, all of which can accommodate a double bed, with the front facing master having the benefit of a superior ensuite shower room having fully tiled walls, and a modern white suite incorporating a double shower cubicle with a mixer shower over. Completing the accommodation is the superior family bathroom, also having a modern white suite with complimentary splashbacks, incorporating a panelled bath with a mixer shower and glazed screen above, plus a built-in airing cupboard housing the hot water cylinder.

Outside, to the rear, a lovely flag stone paved patio with a shrub bed feature provides a fabulous seating and entertaining area which enjoys the view over the surrounding fields and countryside, leading to the good sized lawn which is enclosed to three sides, having well-tended shrub borders, space for sheds and gated access to the front. There is a further flag stoned area providing bin storage and gated access to the driveway. To the front is a wide garden, also laid to lawn with well-tended shrub borders and an established hedge providing privacy. A tarmac driveway provides off-road parking for several vehicles, leading to the attached double garage which has two electric roller doors, power and light, and direct access into the property. In total, the plot extends to approximately 0.23 acre.

Please Note – The property benefits from solar panels providing reduced electricity costs and an annual income, we are advised this is in the region of £400-£500 pa. The ownership of these panels will transfer to the buyer.

What3words: [///topics.incoming.graceful](https://topics.incoming.graceful)

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & double garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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/27102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾

1591 ft²

147.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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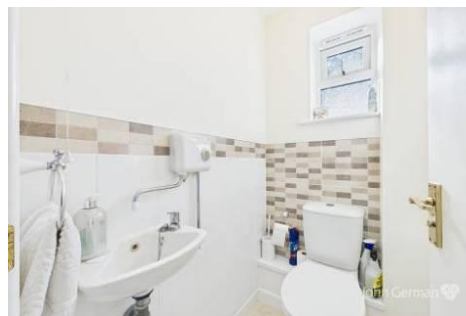
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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