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SPOUT LANE

*The Green*





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Follow the private road to this exclusive newly built property. Just on the brink of Cheadle, an ancient market town lined with Victorian and Georgian buildings, this contemporary 4-bedroom home rubs shoulders with its rich heritage. The town is set against the rural backdrop of the Staffordshire Moorlands where nature and country walks abound.



# Welcome Home

Pull on to the block-paved driveway where there is ample off-road parking for several vehicles. The canopied porch welcomes you inside to appreciate the impeccable interiors. Greeted by the ceramic tiled entrance hall, you're led through to each of the ground floor rooms.

Turn right into the open-plan lounge and dining room, an expansive space flooded with light from the French doors framing the rear garden. Below a rustic timber mantle, an attractive brick fireplace surrounds a cast iron log burner, which vies for your attention and conjures up images of winter evenings snuggled up besides the fire. And when summer arrives, open the French doors to the garden and let the scent of the fresh outdoor air waft inside.







## *Where Contemporary Design Meets Nature*

Traverse the entrance hall via the oak-framed glass doorway and head into the kitchen where the shimmer of the gloss-finished units catches your eye. Tucked away is a range of integrated appliances, including a washer/dryer, dishwasher, full height refrigerator and freezer, to create a seamless finish to this stylish space.

A ceramic tiled floor flows down to the French doors and dining area, which is roomy enough for family breakfasts overlooking the garden. If the sun is shining, take it al fresco onto the garden patio and let the dawn chorus serenade you as you hug your morning coffee.



# Your Own Private Sanctuary

Return to the entrance hall where you'll discover the convenient ground floor cloakroom, complete with a WC, hand basin and vanity unit. Follow the stairs up to the first-floor landing to find four bedrooms and the family bathroom.

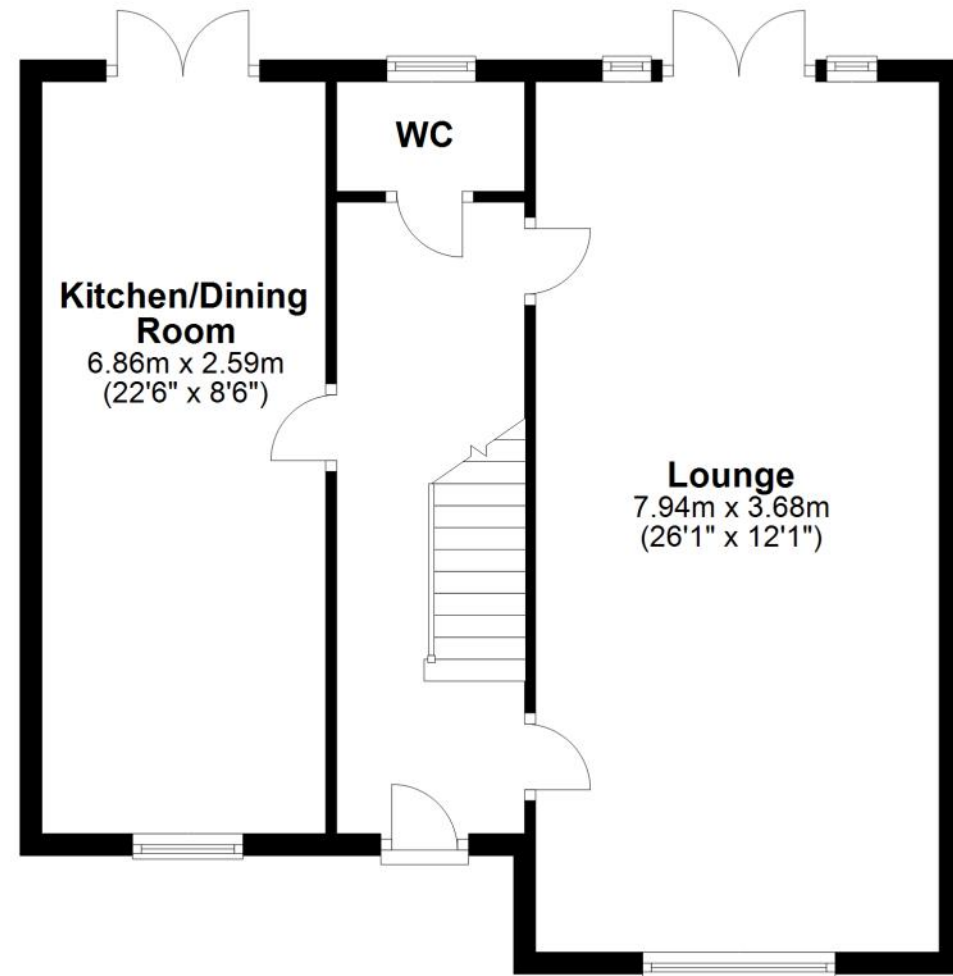
Each of the bedrooms features a decorative window either overlooking the garden or private road and treetops. The neutral décor allows you the freedom to express your own style and create your very own private sanctuary.

To the front of the home lies the master bedroom. As well as boasting the most space, it also has its own ensuite shower room, adding more privacy and easing the morning rush for the family bathroom.

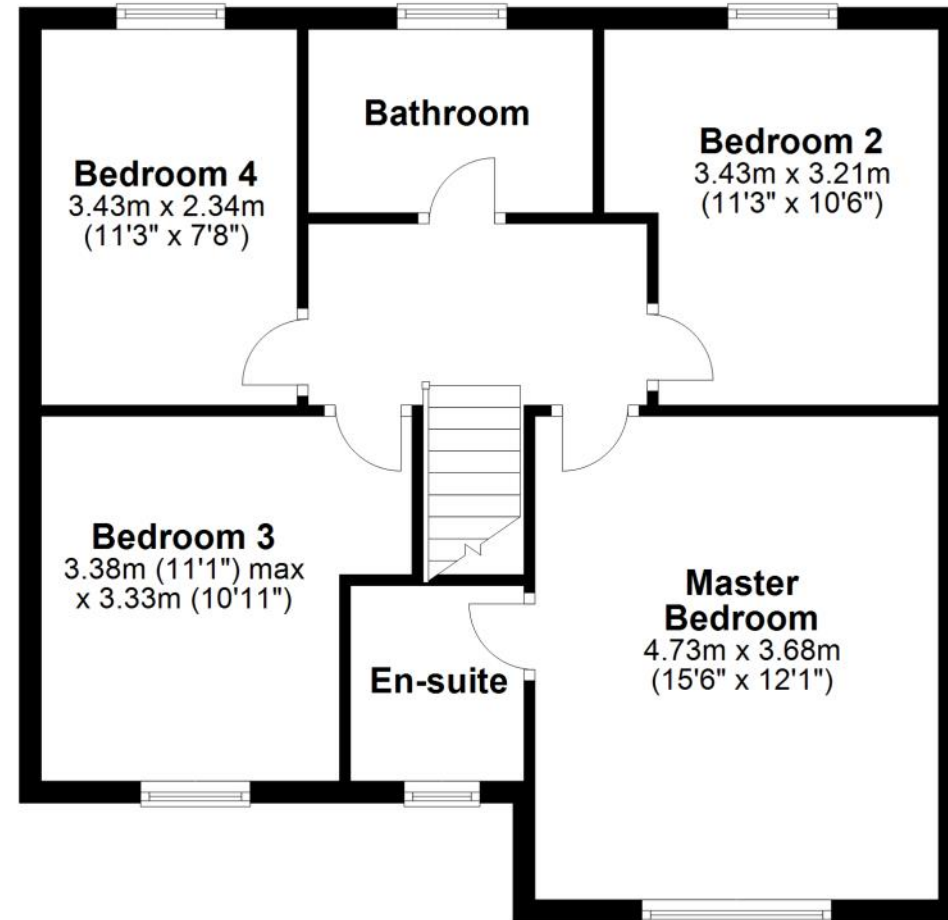




### Ground Floor



### First Floor



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Contact Adam for more information

01538 493333

[sales@addisonmead.co.uk](mailto:sales@addisonmead.co.uk)

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