

## 4 Leaffield Drive, Cheadle Hulme

£430,000 Leasehold

THREE BEDROOM SEMI-DETACHED • TWO BATHROOMS • SUPERB OUTSIDE COVERED PATIO • DETACHED LOG CABIN WITH PLUMBING AND ELECTRICS • WELL-PRESENTED THROUGHOUT • LOCATED CLOSE TO SUPERB TRANSPORT LINKS AND SOUGHT-AFTER SCHOOLS





A marvellous and versatile three bedroom semi-detached home sitting on a popular Cheadle Hulme residential estate. Boasting a wonderful outdoor/indoor covered patio as well as a fabulous detached log cabin this wonderful family home makes the most of its outside space.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

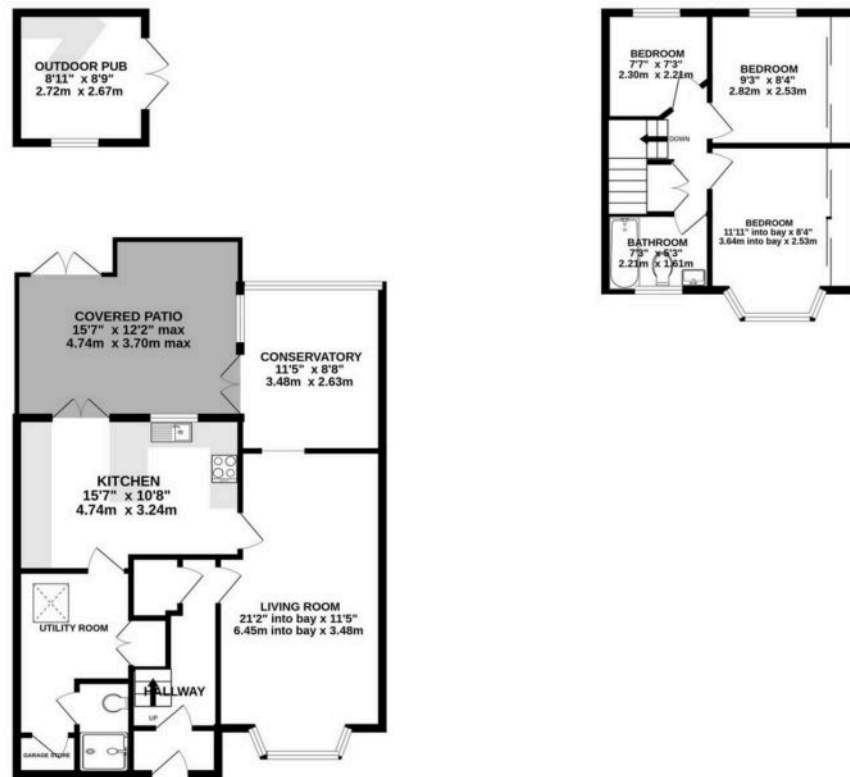


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- › TWO BATHROOMS
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GROUND FLOOR  
776 sq. ft. (72.1 sq.m.) approx.

1ST FLOOR  
348 sq. ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq. ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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This lovely home is positioned behind a driveway offering off-road parking and external electrics. There is a porch which in turn leads into the entrance hall, from which there is an understairs storage cupboard and a door into the living room. The living room is a large space with a bay window and fireplace and opening at the rear into the light and spacious conservatory. The kitchen is also accessed from the living room and is a generous space with contemporary cupboards and drawers. A utility room and shower room sit off the kitchen and provide access into the garage store which in turn leads out to the front driveway. The most-impressive covered patio sits off double doors from both the kitchen and conservatory and provides an additional reception space with lighting and electrics and further patio doors leading out to the rest of the garden. The garden is laid to easy to maintain astro-turf and enclosed by wooden fencing. A modern water feature provides a tranquil setting whilst the timber constructed cabin offers excellent space to entertain and relax with electrics, heating and plumbing laid on.

To the first floor there are three bedrooms comprising of two doubles and a single. Both doubles offer fitted wardrobes with the master bedroom also benefitting from a charming bay window. There is a cupboard off the landing providing handy storage, and the bathroom is a contemporary space with mood lighting set alongside the bath with shower over, wash hand basin and WC. Special mention must be made of the energy efficiency measures that have been taken in this house, with solar panels and batteries keeping running costs down.









