



84 Froghall Road, Cheadle, Stoke-On-Trent, ST10 1JT

Offers in excess of £310,000

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"A family home is not just a place, but a collection of cherished memories and shared moments that turn a house into a haven"

This family home can be just that - a haven. Offering spacious and versatile accommodation throughout which is ready to be tailored to a new family. Being just a short distance from Cheadle Town Centre and a stone's throw away from the beautiful countryside that surrounds it, this property is perfectly located for you to have the best of both worlds.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White Estate Agent Comments

Set back from the main road, this impressive four-bedroom detached property features a large private driveway providing ample off-road parking. The home offers spacious and versatile living, having been extensively extended since its original build to include four generously sized bedrooms and additional ground floor accommodation.

At the front, a cosy lounge with a large bay window and a beautiful mahogany fireplace, complete with a gas fire and marble inset and hearth, creates a welcoming atmosphere. An additional sitting room spans the length of the property, featuring patio doors that lead to the rear garden.

The kitchen diner is a highlight of the home, combining modern elements with rustic charm through its two-tone shaker units, wooden work surfaces, and a Belfast sink. A separate utility room adds convenience, with a large pantry and a handy downstairs WC.

Upstairs, the landing leads to four good-sized bedrooms and two bathrooms. The main bedroom, located at the front, features fitted wardrobes and dual aspect windows that let in plenty of natural light. One of the larger rear bedrooms is uniquely designed with a bedroom area and a separate area which can be used as a dressing room, complete with inset fitted wardrobes. Bedroom three also includes inset fitted wardrobes, while the fourth bedroom offers flexibility as a good sized single bedroom or office space. The family bathroom boasts a stylish suite with a freestanding bath, and a separate shower room adds practicality for busy family life.

Outside, the rear garden is a beautiful space featuring a seating area, lawn, and a raised pond that serves as a stunning focal point and attracts a variety of wildlife.

Location

Positioned a short distance from Cheadle Town Centre. This picturesque market town with its many historic buildings and features offers all the

amenities you would expect. The town boasts many independent shops including a traditional butcher, baker, jewellers, bespoke gift shops and craft shops. In addition there are many cafés and restaurants offering a warm welcome.

Locally, Cheadle Park is a must-visit for families with children. The park caters for all ages with an enclosed play area for under 5's and a more adventurous open site for older children including a zip wire and skate park. The large grassed playing fields are perfect for ball games and picnics. Cheadle, the gateway to the beautiful Churnet Valley with its amazing canal and river walks, is surrounded by countryside and presents fantastic opportunities for nature lovers. Hawksmoor ancient woodland is an excellent place to spot wildlife whilst the wild flowers of Gibridding Wood have attracted artists and photographers, eager to capture their beauty.

Further entertainment and shopping opportunities can be explored in Stoke-on-Trent, approximately 20 minutes drive from Cheadle. From pottery to performing arts, Stoke-on-Trent is home to world class attractions including museums, glorious gardens and the UK's only monkey forest. The World of Wedgwood is a unique visitor experience celebrating the best of British design heritage. The Trentham Estate is the perfect place for a family day out. Home to award-winning gardens, scenic lake, adventure playground and shopping village, it offers something for everyone. For evening entertainment, Stoke-on-Trent's cultural quarter comes alive with opera, west end productions and live comedians performing in the Regent Theatre and Victoria Hall. Live music is on offer at a number of venues throughout the city.

Entrance Hallway

uPVC front door, wooden effect laminate flooring, ceiling light, doors giving access to both lounges and the kitchen.

Lounge

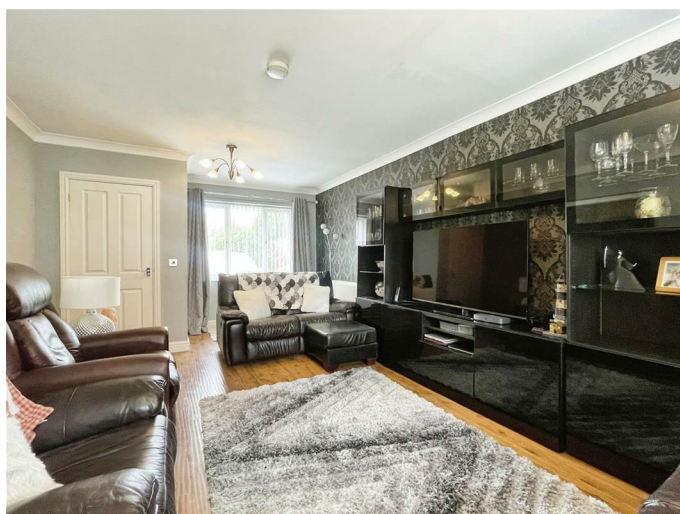
11'6" x 11'5" (3.51 x 3.48)



uPVC bay window to the front aspect, carpet, ceiling light, radiator and a gas fireplace.

Sitting Room

23'3" x 12'0" (7.09 x 3.66)



uPVC window to the front aspect and patio doors to the rear aspect, wooden effect laminate flooring, two ceiling lights, two radiators.

Kitchen

14'2" x 14'0" (4.34 x 4.29)



Two uPVC windows to side aspect, tiled flooring, part tiled walls, spotlights to the ceiling, radiator. With shaker style, two tone wall and base units and wooden worktops, incorporating a Belfast sink with a chrome mixer tap, space for large range master cooker with extractor hood over, plumbing for a dishwasher and plenty of space for all other kitchen appliances. Opening into the rear entrance hallway.

Rear Entrance Hallway

7'8" x 3'4" (2.34m x 1.02m)

uPVC door leading to back garden, tiled flooring, door giving access to the utility room.

Utility Room

7'10" x 5'6" (2.39 x 1.68)

uPVC Window to the rear aspect, tiled flooring, ceiling light, storage cupboard with power points and worktop space.

WC

4'9" x 4'5" (1.47m x 1.35m)

Frosted window to the side aspect, tiled flooring, tiled walls, ceiling light, radiator, vanity handbasin incorporating WC.

First Floor Landing



Window to the side aspect, carpet, ceiling light, storage cupboard and doors giving access to:-

Main Bedroom

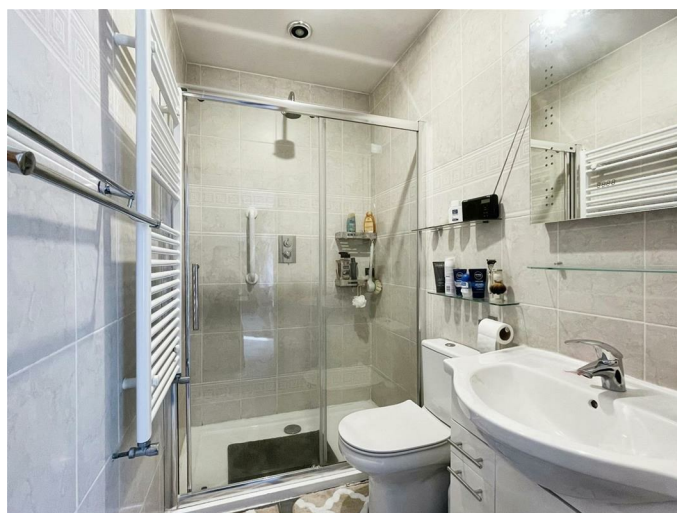
14'2" x 10'0" (4.32 x 3.05)



Dual aspect windows to the front and side, carpet, ceiling light, radiator.

Shower room

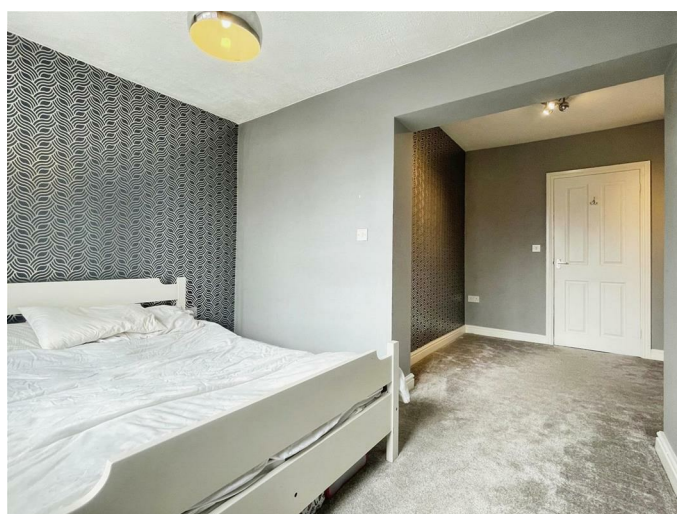
7'4" x 4'5" (2.26 x 1.35)



Tiled flooring, tiled walls, spotlights the ceiling and extractor fan. With a large shower cubicle with thermostatic controls, hand basin, WC, heated towel rail.

Bedroom Two

14'2" x 10'0" (4.32 x 3.05)



uPVC window to the rear aspect, carpet, ceiling light, radiator, built in wardrobes.

Bedroom Three

13'10" x 9'8" (4.24 x 2.95)

uPVC window to the rear aspect, carpet, ceiling light, radiator and built-in wardrobes.

Bathroom

8'9" x 6'5" (2.67 x 1.96)



Frosted window to the side aspect, tiled flooring, tiled walls, spotlights to the ceiling and an extractor fan. With a freestanding bath with showerhead attachment and mixer taps, pedestal hand basin, WC and heated towel rail.

Outside



To the front are well maintained gardens with established shrubbery with a large tarmacked driveway. To the rear you will find a lawn, seating area, pond, raised planted borders and a slabbed area which currently houses a shed for extra storage.

Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band E

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise lives locally in Leek and can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of

property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

WE WON!



House to sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

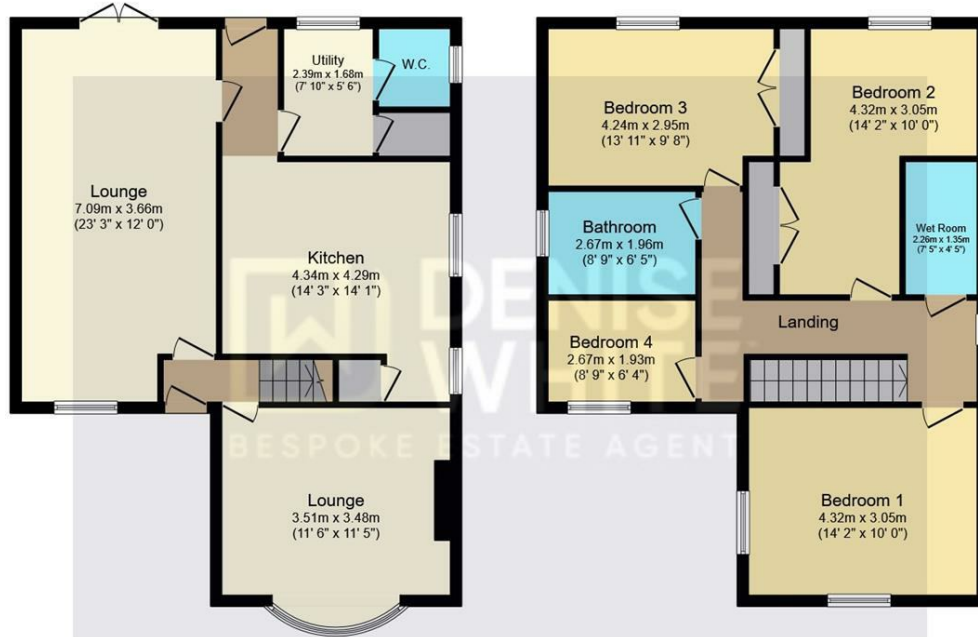
You need a solicitor!

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

Do you need a mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

Floor Plan



Ground Floor

Floor area 72.8 sq.m. (784 sq.ft.)

First Floor

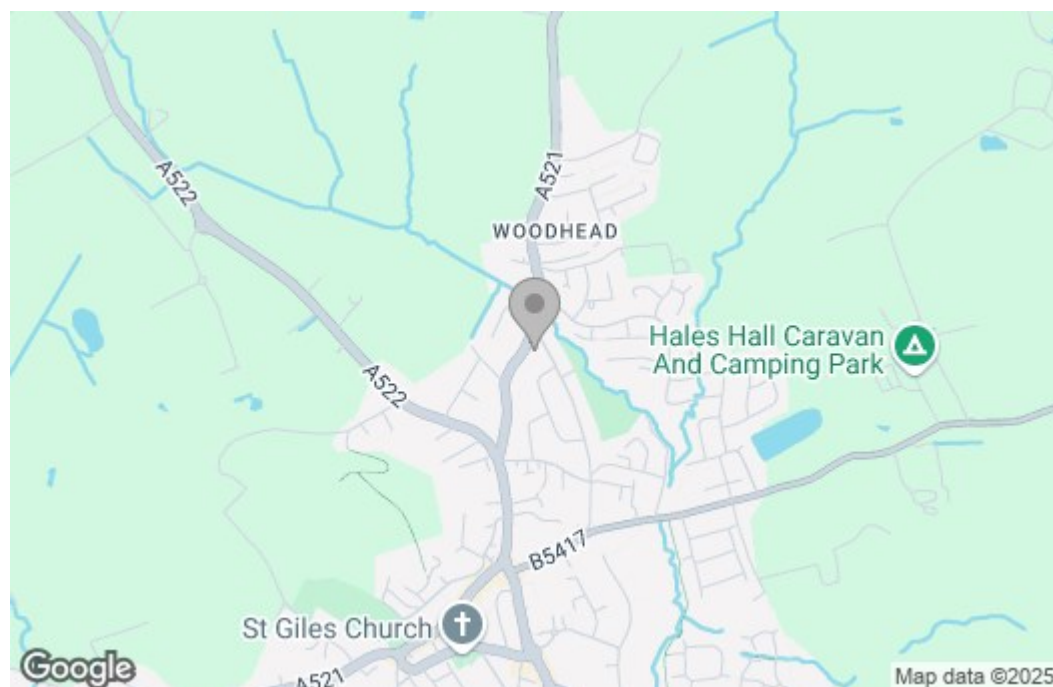
Floor area 71.7 sq.m. (772 sq.ft.)

TOTAL: 144.5 sq.m. (1,556 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map




Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	81
<i>Not energy efficient - higher running costs</i>			

England and Wales

EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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