



RE/MAX

PROPERTY HUB



22 Church Lane, Checkley, ST10 4NJ

Guide price £660,000

The property is approached via electric wrought-iron gates with stone pillars that open into an impressive block paved courtyard with a central fountain. Internally the property comprises of entrance hallway, fitted kitchen, dining room, drawing room, sitting room, study/office and WC. On the first floor the master bedroom complete with dressing room and en suite bathroom, three further bedrooms, of which the second bedroom has an ensuite shower room and family bathroom with separate shower cubicle.

Outside lawned gardens extend along the side and rear of the property bordering onto pasture land to the side whilst an extensive raised patio wraps around the property providing great views and plenty of space for outdoor entertaining. The detached garage has been fully plastered out with painted floor and to the rear of the garage are a range of fitted kitchen units and a modern shower room. A loft ladder gives access to a spacious storage room also fully plastered out and carpeted with skylights and eaves storage.

Located within walking distance to the Red Lion public house and Checkley first school, with views to the front of the Grade I Listed St. Marys and All Saints Church. The property also benefits from easy access to the amenities found in Tean, Uttoxeter and Cheadle plus the A50 road network is also within easy reach.

Entrance Hallway 9'4" x 12'5" (2.86 x 3.81)



A spacious "U" shaped entrance hall with guest WC and large separate cloaks cupboard as well as a second separate storage cupboard.

Sitting Room 19'5" x 11'8" (5.94 x 3.58)



To the rear is a very comfortable room with windows and French doors opening out onto the rear patio.

Kitchen 18'6" x 9'10" (5.66 x 3.01)



Which is open plan to the dining room with lovely views of the open countryside that lies to the side of the property, with a double aspect that also floods the space with natural light. Fitted with a comprehensive range of base and eye level storage units, wine and plate racks, drawers and wicker veg baskets. Integrated appliances include a dishwasher, fridge, freezer and a rangemaster cooker. There are granite worktops with matching splashbacks, one and half bowl sink and mixer tap and co-ordinating bench seating.

Dining Room 14'5" x 11'10" (4.40 x 3.62)



The dining room has a large picture window plus windows to both front and rear elevations again taking full advantage of spectacular views. It also has a large matching dresser unit with glazed display cabinets and display shelving. Glazed

double doors link the dining room back to the hallway.

Drawing Room 17'11" x 12'11" (5.47 x 3.96)



The drawing room to the rear of the house with double aspect windows and a feature fireplace.

Study/Office 9'5" x 14'8" (2.88 x 4.49)



with a large bay window overlooking the courtyard sits a large study/home office.

W/C 4'6" x 6'3" (1.39 x 1.92)



With wash hand basin and low level W/C

Bedroom One 17'11" x 12'11" (plus dressing room 11'7" x 9'9") (5.48 x 3.94 (plus dressing room 3.54 x 2.98))



The master suite with double aspect windows enjoying spectacular countryside views and an opulent dressing room with loads of built-in storage and bench seating.

Ensuite Bathroom 9'10" x 8'0" (3.00 x 2.44)



Ensuite bathroom with a corner bath, twin vanity wash basins with loads of built in storage, concealed flush WC and a separate shower enclosure.

Bedroom Two 13'4" x 12'4" (4.08 x 3.78)



With window to the front elevation and ensuite shower room.

Ensuite Shower Room 4'6" x 8'4" (1.39 x 2.56)



Comprising vanity wash basin and built in storage, concealed flush WC and a separate shower enclosure.

Bedroom Three 14'4" x 11'11" (4.38 x 3.64)



With windows to both side and rear elevations of the property.

Bedroom Four 8'9" x 9'10" (2.67 x 3.01)



With Window to the side elevation.

Family Bathroom 6'5" x 10'11" (1.96 x 3.35)



The main family bathroom which is fitted with a full four piece suite comprising low flush WC, panelled bathroom, pedestal wash basin and a double shower enclosure.

Garage 21'11" x 20'9" (6.69 x 6.35)



The detached garage has been fully plastered out with painted floor and to the rear of the garage are a range of fitted kitchen units and a modern shower room. A loft ladder gives access to a spacious storage room also fully plastered out and carpeted with skylights and eaves storage.

Outside



Lawned gardens extend along the side and rear of the property bordering onto pasture land to the side whilst an extensive raised patio wraps around the property providing great views and plenty of space for outdoor entertaining.

Floor Plan

Ground Floor
Floor area 106.8 m² (1,150 sq.ft.)

First Floor
Floor area 96.4 m² (1,037 sq.ft.)

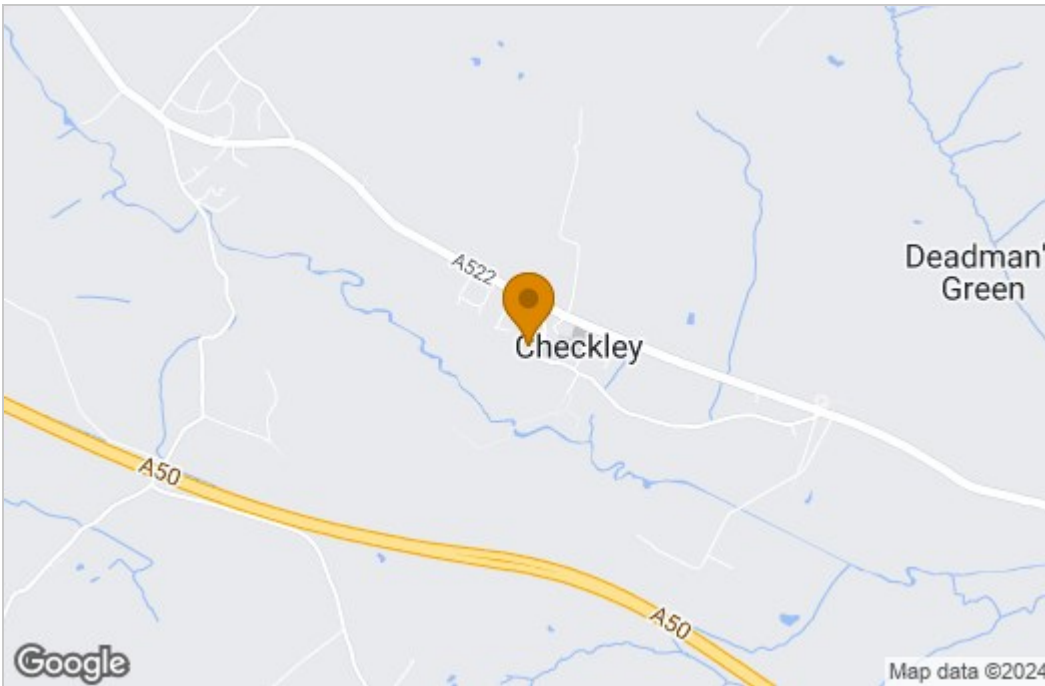
Above Garage
Floor area 21.7 m² (233 sq.ft.)

Garage
Floor area 45.0 m² (485 sq.ft.)

TOTAL: 269.9 m² (2,905 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		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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