



Little Grange, Cheadle Road, Draycott, Stoke-On-Trent, ST11 9RQ



Asking Price £595,000

A traditional detached house in a rural location mid way between Draycott and Cheadle. This is a lovely house offering well proportioned accommodation with plenty of space for you and the little ones both inside and out, featuring two reception rooms, dining kitchen, separate utility and downstairs shower room, complemented upstairs by three large double bedrooms and a stylish modern bathroom. Step outside and you will discover a plot extending to approximately 0.9 acres enjoying open views front and rear, featuring garden, paddock and patio and has previously been run as a 'pop-up' campsite which you will see if you search for the property on Google maps. Little Grange is in a lovely location, seemingly miles from anywhere but equally, conveniently situated within easy reach of The Potteries, Cheadle and Uttoxeter and for anyone travelling further afield both the M6 and A50 are within easy reach.



01785 811 800

<https://www.tgprop.co.uk>



Entrance Porch
Fully enclosed entrance porch.

Hallway
Spacious reception area with turned staircase to the first floor landing with storage cupboard below. Doors to the lounge and sitting room. Radiator.

Lounge
A spacious dual aspect living room which has windows to the front and French doors to the rear opening to the gardens. Chimney breast with period style wooden fire surround, marble inset and hearth and open fire. two radiators.

Sitting Room
A cosy living room with windows to the front and rear of the house, beamed ceiling and inglenook with brick chimney breast with quarry tile hearth and open fire. TV aerial connection. Radiator.

Kitchen
Featuring an extensive range of wall & base cupboards with traditional style wooden cabinet doors and coordinating work surfaces with inset sink unit. Fitted appliances comprise; gas hob and eye level electric double oven. Ceramic tiled floor and part tiled walls. Plenty of space for a dining table and feature ceiling beams. Windows to the front and side of the house. Radiator.

Utility Room
Fitted work surfaces and wall cupboards, plumbing for washing machine and dish washer and space for a dryer. Ceramic tile floor and two rear facing windows. Radiator.

Shower Room
A stylish modern shower room featuring a walk-in shower with glass screen and thermostatic rain shower, pedestal basin & WC./ Ceramic tile floor and part tiled walls. Chrome heated towel radiator.

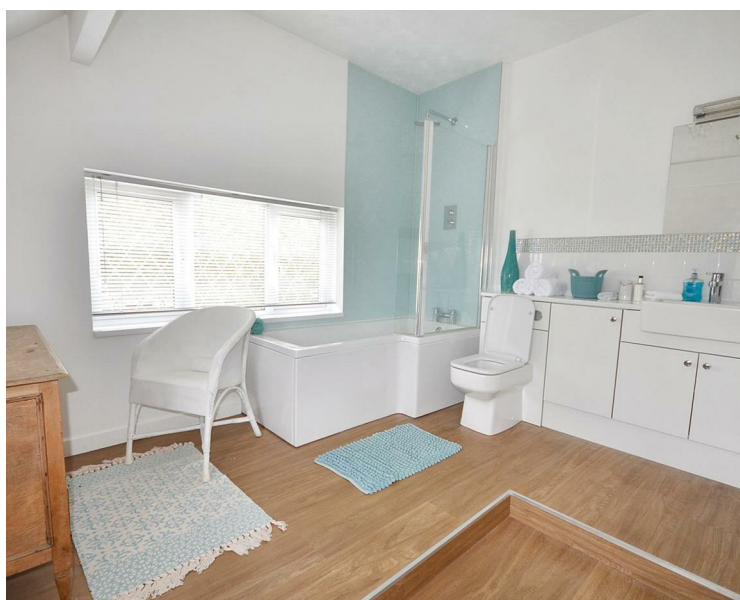
Landing
Spacious landing with windows to the front and rear of the house. Radiator.

Bedroom 1
Double bedroom with window to the rear of the house. Radiator.

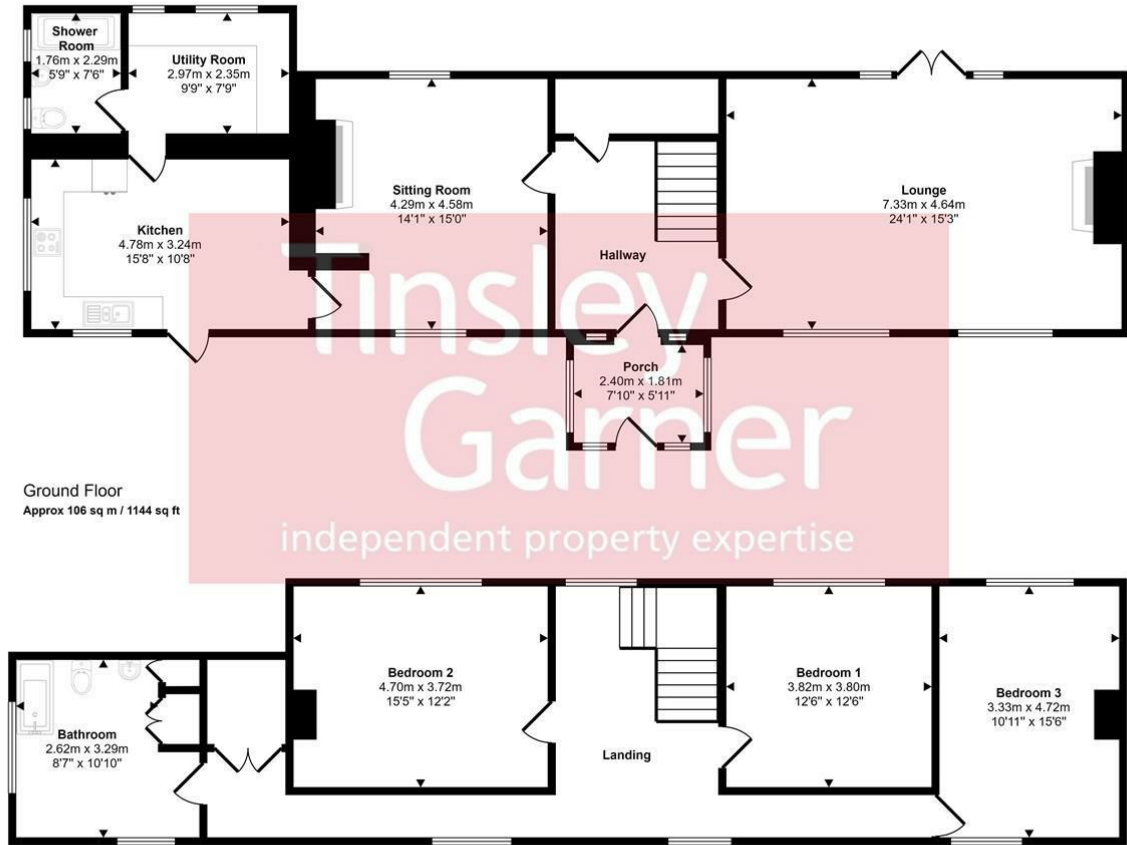
Bedroom 2
Double bedroom with window to the rear of the house. Radiator.

Bedroom 3
Double bedroom with window to the rear of the house. Radiator.

Bathroom
Featuring a stylish white suite with 'P' shape bath with glass shower screen and thermostatic rain shower, vanity basin



Approx Gross Internal Area
195 sq m / 2100 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	33	74
England & 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		
	21	55
England & Wales		
EU Directive 2002/91/EC		