



**Cherry Cottage, Sandyfields, Baldwins Gate, Newcastle-under-Lyme, ST5
5DW**



Asking Price £645,000

We know what you're thinking, but even as estate agents we could run out of superlatives to describe this house! If you are seeking a beautifully presented family home in one of Staffordshire's most popular and sought after villages then look no further! Cherry Cottage is located in a quintessentially English suburban cul-de-sac, a tree lined avenue with a variety of individual houses set in mature garden plots. The property has been renovated and refurbished from the ground up by the present owners including replacement of the floors downstairs, new heating system with under floor heating downstairs and radiators upstairs, replacement windows, new kitchen and bathrooms and decorative makeover throughout. Step outside and you will discover a large mature plot with gardens to three sides, oodles of parking and a single garage. Fabulous location tucked away in a quiet corner of this popular village, strolling distance to local amenities, two pubs within walking distance and commuting distance of The Potteries, Market Drayton and M6 jct 15.



01785 811 800

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



Covered Porch & Verandah

Entrance Hall

A welcoming reception area with doors leading off to the lounge, dining room and kitchen, turned staircase to the first floor landing with storage below. Wood effect flooring which extends throughout the ground floor with the exception of the lounge which is carpeted.

Sitting Room

A comfortable living room with dual aspect windows overlooking the gardens, recess fireplace with period style fire surround, tile hearth and gas fired wood burning stove. TV aerial connection.

Dining Room

Double doors lead off the entrance hall to this lovely entertaining room which has French doors opening to a cosy patio area at the side of the house.

Study

A cosy home office with window to the side of the house.

Breakfast Kitchen

A super stylish kitchen with space for casual dining. The kitchen features an extensive range of wall & base cupboards with traditional style painted cabinet doors and coordinating white granite counter tops with inset Belfast ceramic sink unit. Matching island with storage and breakfast bar. Faux chimney breast with 'Aga shelf' and concealed extractor and fitted dual fuel range cooker. Integrated fridge, freezer and dish washer. Inset low energy light. Dual aspect with windows to the front & side of the house.

Rear Porch

Part glazed 'back door' and internal door to the garage.

Utility Room

With wall & base cupboards matching the kitchen and concealed appliances. Part glazed back door and full height window.

Shower Room

A stylish shower room featuring a suite comprising; corner shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to the shower enclosure, inset low energy lighting and chrome heated towel radiator.

Stairs & Landing

Turned wooden staircase with half landing and windows to the front of the house. The landing is part gallery with vaulted ceiling and built-in storage. Radiator.

Main Bedroom

A large main bedroom with dual aspect windows, extensive fitted wardrobes and storage. Radiator.

Bedroom 2

Double bedroom with window to the side of the house, Radiator.

Bedroom 3

Double bedroom with dual aspect windows to both sides of the house. Fitted wardrobes and matching bedroom furniture. Two radiators.

Bathroom

A luxurious traditional style bathroom which features a white suite comprising; roll top bath with glass shower screen and thermostatic shower, vanity wash stand and WC. Wall panelling to half height and ceramic wall tiling to the shower area. Chrome heated towel radiator and wood effect flooring. Window to the side of the house.

Outside

The house occupies a lovely position set in large mature gardens which are to either side of the house. The gardens are mainly lawn with established hedges and borders and feature several patio area offering plenty of opportunity for outdoor living. Wooden garden shed and summer house. Crescent-shape block paved 'in / out' driveway with parking for several cars and attached single garage. The drive area has plenty of room and could easily be adapted to accommodate a caravan or camper if required.

Location

Cherry Cottage is situated in a quiet suburban cul-de-sac on the edge of Baldwins Gate village, within strolling distance of the village centre where you will find a primary school, doctor's surgery, an excellent butcher, several small shops and the popular 'Blockhouse' pub & restaurant. For the more energetic amongst you, there are some lovely walks at Maer Hills and Whitmore Heath both of which can easily be reached on foot from the front door.

General Information

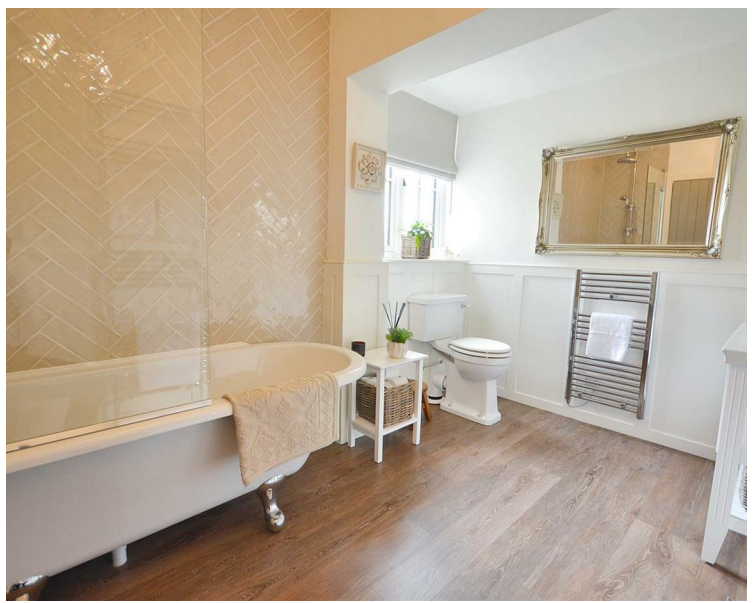
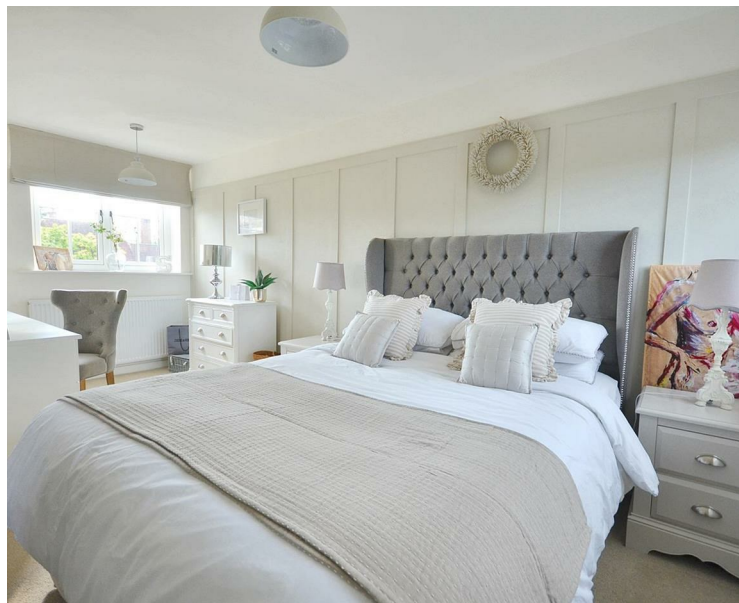
Services; Mains gas, water, electricity & drainage. Mains gas fired central heating with under floor heating to the ground floor and radiators upstairs. The property has a new upgraded consumer unit and new central heating boiler and hot water tank which are in the loft.

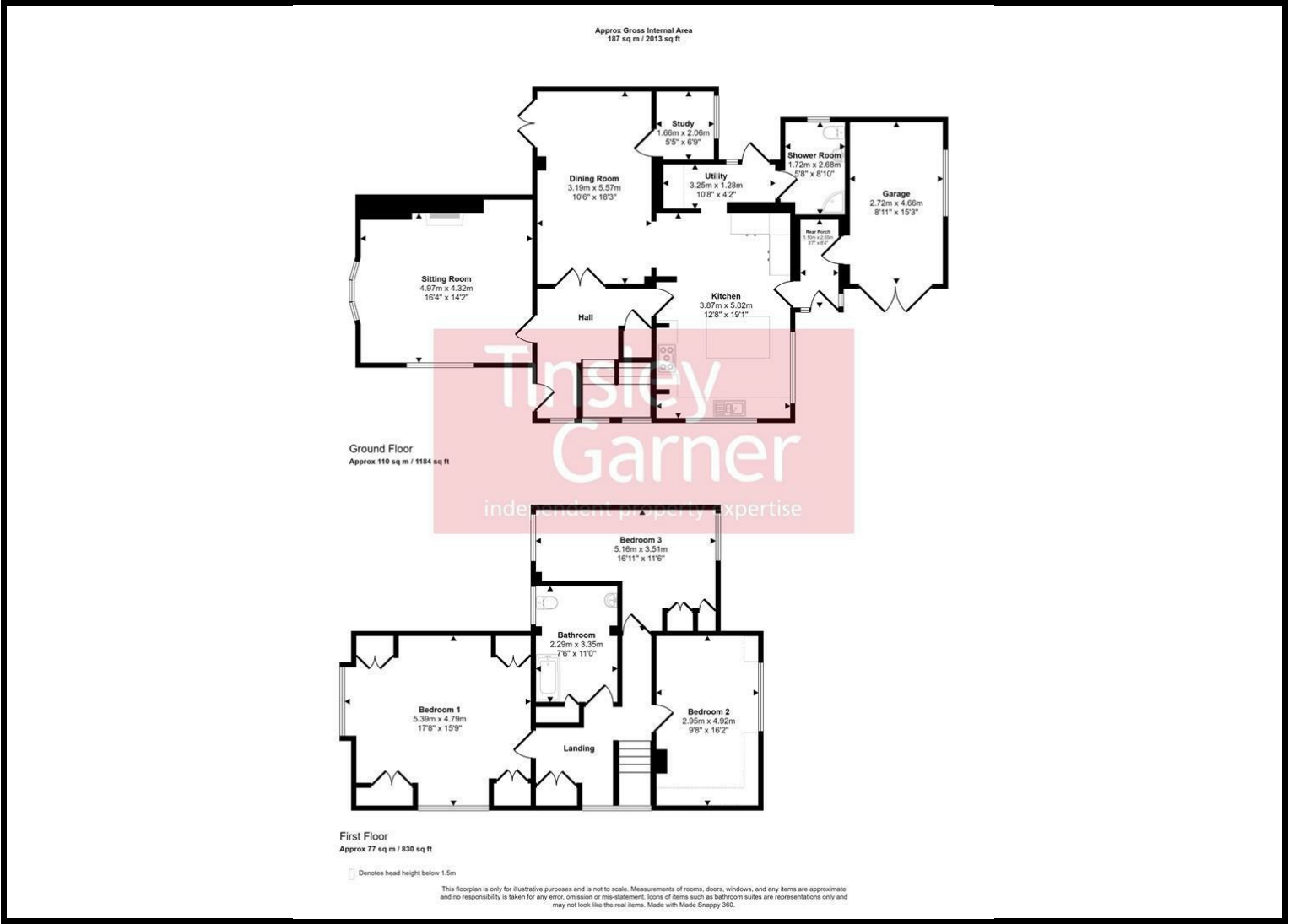
Tenure; Freehold

Council Tax Band E

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion





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		
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		
England & Wales		EU Directive 2002/91/EC