



Common Lane, Boundary, Stoke on Trent, ST10 2NZ.
OIRO £575,000

Whittaker Est. 1930
& Biggs

Common Lane, Boundary, Stoke on Trent, ST10 2NZ.

This beautifully presented three bedroom detached bungalow with double garage is situated within a semi rural area in a desirable location.

You're welcomed into the property through a solid oak door into the light and spacious hallway which has two store cupboards off.

To the right of the hallway is an impressive 20ft lounge which features a multi fuel log burner with slate hearth and oak mantle.

Double oak veneer glazed doors open to reveal the open plan dining area with garden room beyond. Here, the stunning views to the rear can be fully appreciated and the addition of Velux windows ensure the room is filled with light.

Adjacent to the dining room is the kitchen, complete with larder cupboard and appliances that include an AEG ceramic induction hob, extractor fan, Hotpoint electric fan assisted double oven, integral under counter Neff fridge and a tiled floor. Again, the views can be seen from this room.

Next is the utility area which provides access to the side of the property, a pedestrian door to the integral double garage and houses a WC and boiler room which has access to the boarded loft. There is an additional sink along with space and plumbing for a washing machine and dishwasher as well as space for a tumble dryer.

To the left hand side of the property there are three bedrooms and a family bathroom. All three bedrooms are of good proportions with bedroom one benefitting from built in wardrobes and a circular feature window.

The family bathroom has a contemporary white suite consisting of a panel bath with shower attachment, separate shower enclosure, low level WC and vanity wash hand basin with additional storage.

Externally to the frontage there is a delightful gated entrance, gravel driveway, well stocked borders and mature trees and shrubs while the rear garden is mainly laid to lawn and is surrounded by fields and trees.

Internal inspection of this beautiful bungalow is essential to fully appreciate the design, location and views.



Entrance Hallway

Solid oak door, double glazed sidelight windows, radiator, inset ceiling spotlights, 2 x storage cupboards with radiators.

Lounge 20' 10" x 13' 0" (6.35m x 3.96m) (Into Bay)

UPVC double glazed bay window to the frontage, 2 x radiators, inset ceiling spotlights, multi fuel log burner, slate hearth, oak mantel, oak veneer glazed double doors into the dining area.

Dining/Garden Room 19' 5" x 13' 10" (5.92m x 4.22m) (Maximum Measurement)

UPVC double glazed French doors to the rear, UPVC double glazed window to the side aspect, 2 x Velux skylights, radiator, inset ceiling spotlights.

Study

UPVC double glazed window to the side aspect, radiator, oak stable door.

Kitchen 14' 3" x 11' 8" (4.34m x 3.56m) (Maximum Measurement)

UPVC double glazed window to the rear, range of units to the base and eye level, ceramic induction hob, extractor fan, electric fan assisted double oven, stainless steel double sink and drainer, chrome mixer tap, integral under counter fridge, tiled floor, pantry off.

Utility 8' 10" x 7' 5" (2.69m x 2.26m)

UPVC double glazed window to the rear, UPVC double glazed door to the side aspect, units to the base level, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble dryer, stainless steel sink and drainer, chrome mixer tap, fully tiled, inset ceiling spotlights, pedestrian door to the garage.

Cloakroom 5' 4" x 2' 7" (1.63m x 0.79m)

UPVC double glazed window to the side aspect, low level WC, wall mounted wash hand basin, radiator, fully tiled.

Boiler Room

Worcester Bosch oil condensing combi boiler (under warranty until Oct 2030), loft access.

Bedroom One 13' 4" x 12' 0" (4.06m x 3.66m)

UPVC double glazed window to the frontage, UPVC double glazed circular feature window to the side aspect, radiator, built in wardrobes, inset ceiling spotlights.

Bedroom Two 15' 7" x 9' 9" (4.75m x 2.97m)

UPVC double glazed window to the rear, radiator, inset ceiling spotlights.

Bedroom Three 9' 7" x 8' 4" (2.92m x 2.54m)

UPVC double glazed window to the side aspect, radiator, inset ceiling spotlights.

Bathroom 9' 6" x 6' 6" (2.90m x 1.98m)

UPVC double glazed window to the side aspect, shower enclosure, chrome wall mounted tap and shower head, panel bath, chrome mixer tap and shower attachment, low level WC, vanity wash hand basin, chrome mixer tap, shaver point, radiator, extractor fan.

Externally

To the frontage, gravel driveway, area laid to lawn, hedge boundary, well stocked border, mature trees and shrubs.

To the rear, Indian stone patio area, area laid to lawn, well stocked borders, mature trees and shrubs, fence boundary, 2 x sheds with power and light, wood store. Views beyond.

Double Garage 18' 0" x 17' 9" (5.48m x 5.41m)

Metal up-and-over doors, light and power, double glazed window to the side aspect.



Note:

Council Tax Band: F

EPC Rating: E

Tenure: Believed to be Freehold







GROUND FLOOR





Directions

From Leek take Spring Gardens, Burton St and Junction Rd to Cheddleton Rd/A520, turn right onto Cheddleton Rd/A520, continue on A522. Take Leek Rd to The Paddock in Cheadle where the property is located on the right hand side of the road identified by a Whittaker & Biggs 'For sale' sign.

Situation

The property is conveniently situated just a short drive from Cheadle town centre and the highly regarded Painsley Catholic College.

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