



Willow Sound, Uttoxeter Road, Checkley, Stoke on Trent, ST10 4NA **Reduced To £545,000**

Set in this popular rural village close to the local Cricket Ground, this substantial detached residence is set in quite superb landscaped and well stocked gardens which extend to just over a third of an acre. The property is approached via remote gate access which leads to an extensive block paved parking/turning area which also gives access to the attached Double Garage. The elegant property affords a spacious living area with Three Reception Rooms, Spacious Reception Hall, Well Fitted Dining Kitchen together with a Large Utility/Boiler Room and a Ground Floor Shower Room. Stairs lead to the first floor with Three Large Bedrooms and a Spacious Modern Bathroom. The property also includes majority sealed unit double glazing and oil fired central heating. The gardens surround the property with extensive lawn areas, well stocked borders and rockeries, semi mature trees and an excellent outside entertaining area with water feature and hipped shingle roof. The property is chain free and is a great family home.

RECEPTION HALL



With carpet, radiator, telephone point and archway to:-

INNER HALL

With carpet, cloaks cupboard, coving and wall light points.

LOUNGE 15'7" (max) x 12'2" (4.75m (max) x 3.71m)



With carpet, radiator, television point, coving, wall light points and a feature brick fireplace with slate hearth. An archway leads to:-

SITTING ROOM 10'7" (max) x 8'7" (3.23m (max) x 2.62m)



With carpet, radiator and wall light points.

ELEGANT DINING ROOM 13'10" (max) x 12'2" (4.22m (max) x 3.71m)



With radiator, carpet, plate display rail, coving, display alcoves with lighting and feature fireplace with tile hearth.

DINING KITCHEN 13' x 12'6" (3.96m x 3.81m)



With Amtico flooring, ceiling downlighting, radiator, good range of base units and drawers, wall cupboards, display cabinet, electric range style cooker with ceramic hob, wine rack and integrated fridge.

SIDE HALL

With tiled floor, ceiling down lighting and external door and access door to Garage.

BOILER/UTILITY ROOM 14'5" x 5'8" (4.39m x 1.73m)

With floor mounted oil fired central heating boiler, provision for washing machine, wall cupboards, tall storage cupboard, extractor fan and access via a pull down ladder to loft storage area with light.

SHOWER ROOM 14'4" x 3'10" (4.37m x 1.17m)

With tiled floor, tiled shower cubicle with electric shower, radiator, extractor fan, wash hand basin and W.C.

STAIRS

Lead to the first floor landing area with carpet, radiator, ceiling down lighting and loft access.

BEDROOM 1 13' x 12'7" (3.96m x 3.84m)



With carpet, radiator, built in range of wardrobes, drawer unit and dressing table.

BEDROOM 2 16' (max) x 12'4" (4.88m (max) x 3.76m)



With carpet, radiator, cast iron fireplace, reading light and good range of corner wardrobes.

BEDROOM 3 12'4" x 10'3" (max) (3.76m x 3.12m (max))



With carpet, radiator and built in high level storage.

MODERN BATHROOM 9' x 7'5" (+recess) (2.74m x 2.26m (+recess))



With carpet, wash hand basin in vanity unit, W.C, shaped bath, corner shower cubicle with mains shower, heated towel rail, part tiled walls, ceiling down lighting and airing cupboard housing hot water cylinder.

OUTSIDE



Remote gate access leads to the extensive block paved driveway which affords ample onsite parking/turning space and access to the attached brick Garage (19' x 17') with electric supply and twin up and over doors.

The quite beautiful gardens surround the property and extend to just over a third of an acre with lawn area, well stocked borders, rockeries, semi mature trees, an arbour, greenhouse and outside corner entertaining area with water feature and shingle hipped roof.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council.

VIEWING

Strictly by arrangement with the Estate Agent.

VENDORS SOLICITORS

To be confirmed.

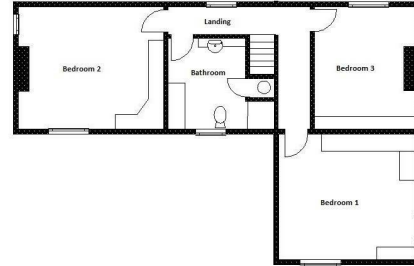
SERVICES

We have not tested any of the services or apparatus within the property and make no warranty as to their suitability or condition.

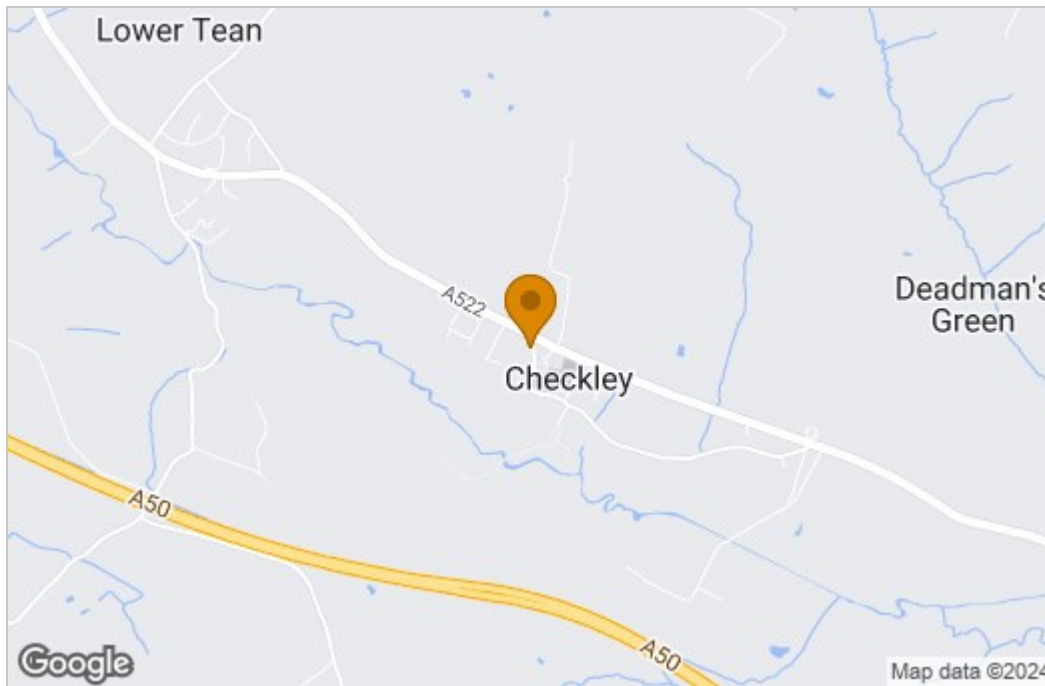
FINANCE

Hanley Economic Building Society has access to a wide range of mortgages from across the market to suit your needs. An experienced mortgage adviser is available to discuss your mortgage requirements within the estate agency office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

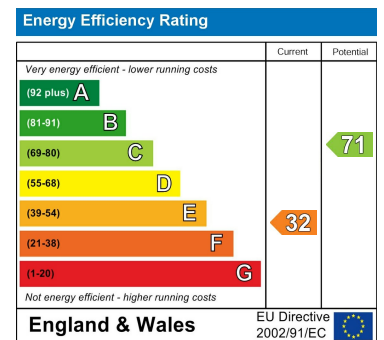
Floor Plan



Area Map



Energy Efficiency Graph



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