

5 Dalehouse Road, Cheddleton, Leek, Staffordshire, ST13 7JL  
Asking Price £275,000





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Council Tax Band: C

NO CHAIN. Introducing to the market this STUNNING, EXTREMELY WELL PRESENTED and FULLY MODERNISED three bedroom link detached bungalow. Set in the delightful SEMI-RURAL village of Cheddleton with COUNTRYSIDE WALKS right on your doorstep. Local shops/schools/village pubs are close to hand. Benefiting from a privately owned SOLAR PANEL ARRAY that brings in on average yearly TAX FREE income along with reducing those electric costs. Property briefly comprises of:- Entrance hall, modern bathroom, two double bedroom and one single bedroom, good sized lounge and a SUPERB and SPACIOUS KITCHEN DINER offering FAR REACHING views of the STAFFORDSHIRE MOORLANDS. Externally:- To the rear this beautiful home offers a private and enclosed, low maintenance artificial lawn, patio area, generous decking area, a great size shed and a single garage. To the front there is a driveway with ample off road parking along with a very useful carport. EPC C

### Entrance Hall

Enter the property via the UPVC front door with leaded glazing panels into the hallway. Solid oak floor covering, radiator and store cupboard. Access from here via retractable ladder to the insulated and partially boarded loft space. The gas combi boiler is also housed in the loft.

### Family Bathroom

5'10" x 6'6"

White bathroom suite comprising of a panelled bath with shower and side screen over, inset wash/hand basin over a fixed vanity unit and a close coupled WC. Chrome ladder style towel heater, extractor fan and tiled floor covering. UPVC window with frosted glazing to the side aspect. Mirrored door into the useful storage cupboard.

### Bedroom 2

8'7" x 9'8"

UPVC window with vertical blinds to the front aspect. Carpet and radiator. Fitted bedroom furniture.

### Master Bedroom

11'11" x 9'8"

UPVC window with vertical blinds to the front aspect. Radiator and luxury vinyl tile floor covering. A good range of fitted bedroom furniture.

### Master Bedroom

### Lounge

11'11" x 18'9"

Large spacious lounge with luxury vinyl tile floor covering and radiator. UPVC window with frosted glazing to the side aspect. French doors with glazed side panels open into the kitchen/diner.

### Lounge

### Bedroom 3

8'6" x 7'10"

UPVC window to the side aspect with the benefit of a Zebra blind. Carpet and radiator.

### Kitchen/Diner

9'0" x 20'11"

Modern fitted kitchen in high gloss with integrated appliances, includes dishwasher, fridge, freezer, double ovens, (one is a microwave combination), four ring ceramic hob with Faber extractor fan above. Stainless steel undermount kitchen sink sits nicely within the quartz diamond chip work surface, with matching upstands and window sills. The ceramic tiled floor benefits from electric underfloor heating. Radiator beneath the large UPVC window to the rear aspect with far reaching views. UPVC half glazed exit door along with a further UPVC window. The feature brick wall is a good addition. Complete with under cupboard and kick board courtesy lighting.

### Kitchen Diner

### Kitchen Diner.

### Kitchen Diner..

### Kitchen Diner...

### Rear Garden

Private and enclosed rear garden, panelled fencing borders. Indian stone patio area with steps down to the lawn of artificial grass, raised decking for al-fresco dining. Large garden shed included.







### **Rear Garden.**

#### **Garage**

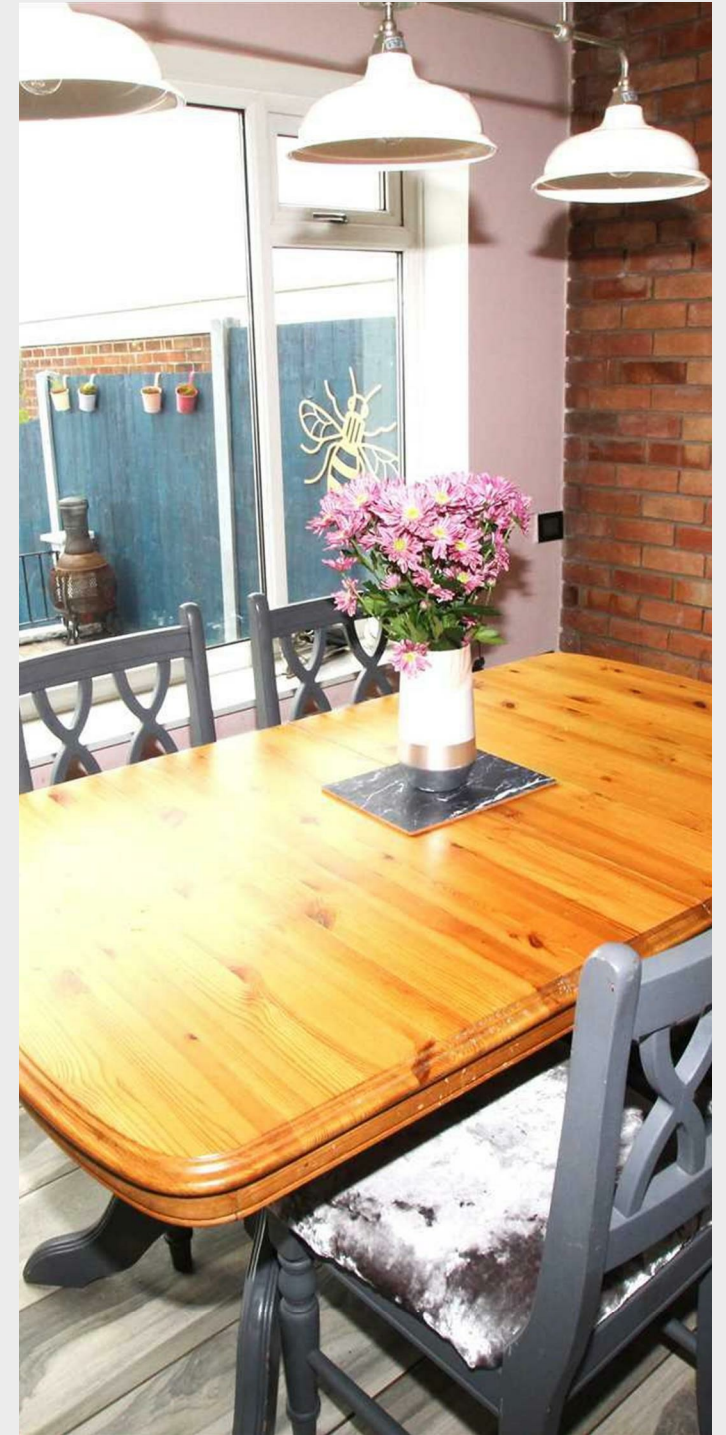
8'2" x 15'7"

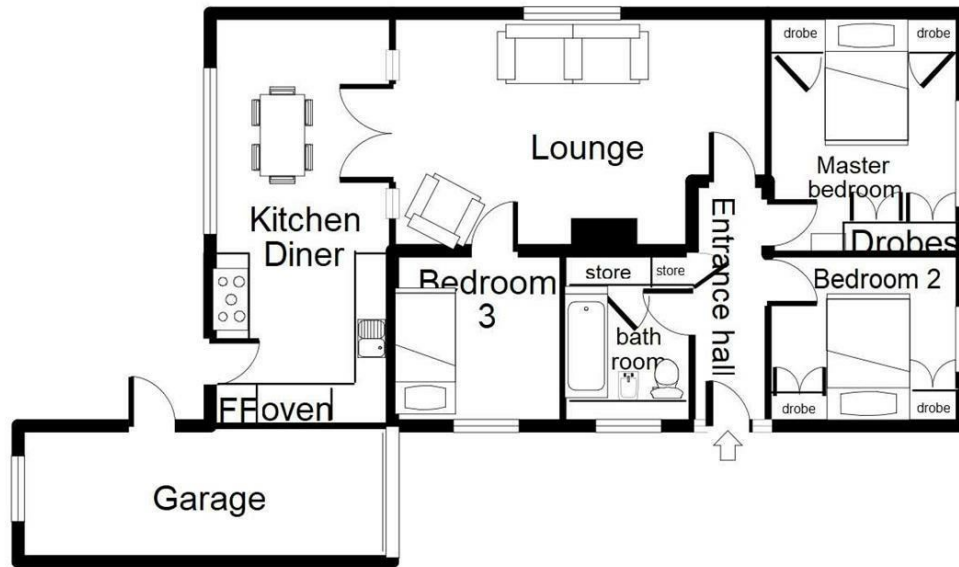
Electric roller door with pedestrian access and UPVC window to the rear. Plumbing for a washing machine and space for several electrical appliances.

#### **Off Road Parking/Front Garden**

Tarmac drive with carport for off road parking. Raised front garden with mature shrubs for privacy.







Open House Estate Agents

(c) Visual Floor Planner



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		79	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	