



**Woodgrove House, 120 Ness Grove, Cheadle, Staffordshire  
ST10 1TE**

**Offers around £355,000**



***Kevin Ford & Co. Ltd.***

Chartered Surveyors, Estate Agents & Valuers

Introducing a Remarkable Detached Family Home of Unparalleled Elegance. Nestled on the edge of the estate, this impeccable detached house stands as a testament to exquisite design and uncompromising quality. Upon entering, a gracious hallway, setting the tone for the grandeur that awaits. The main living space is a testament to luxury living, with a spacious lounge that is flooded with natural light through a feature bay window. A masterfully designed bespoke kitchen takes center stage, boasting opulent granite worktops and seamlessly integrated appliances. Adjacent, a family dining area offers a harmonious setting for shared meals, creating cherished memories. A thoughtful layout continues to unfold with the inclusion of a convenient utility room and a discreet guest cloakroom on the main level. For those who revel in the outdoors, a UPVC double glazed conservatory beckons, providing a tranquil oasis overlooking meticulously landscaped gardens. Additionally, a separate sitting room offers a cozy retreat for relaxation or more intimate gatherings. Ascending to the first floor, the master bedroom, an epitome of comfort, is adorned with built-in wardrobes that provide ample storage space. En-suite facilities further accentuate the convenience and opulence of this private enclave. Three additional generously-sized bedrooms offer both comfort and flexibility, catering to individual preferences. The opulent family bathroom is a testament refined taste, offering a haven for relaxation and rejuvenation. The landing on the first floor seamlessly blends function and style, offering an optional office area to cater to modern lifestyles. Access to the fully boarded and organized loft provides an abundance of additional storage space. Approaching the property, a stunning concrete print driveway stands as a prelude to the elegance within, offering ample off-road parking. The rear garden, meticulously landscaped, beckons with low-maintenance astro-turf and patio areas.



## The Accommodation Comprises

### Entrance Hall

15'0" x 5'9" (4.57m x 1.75m)

A UPVC double glazed front entrance door opens into the entrance hall having glass side panels where stairs rise to the first floor accommodation. Having a handy under-stairs storage cupboard off, a radiator and laminate flooring.

### Spacious Lounge

18'5" x 9'11" (5.61m x 3.02m )

A spacious formal living room having been tastefully decorated to provide a relaxing atmosphere whilst watching television or reading. A feature bay window allows an abundance of natural light to spill into the room and fully fitted electric privacy blinds. The main focal point is a wall mounted gas coal effect fitted fire. Double doors open into the Dining Area of the Kitchen.

### Bespoke Fitted Kitchen

11'3" x 11'2" (3.43m x 3.40m )

An impressive open plan kitchen diner (the dining area has been measured separately and reads below). The kitchen area is well appointed having an excellent range of wall, base, display cabinets and drawer units with high gloss black granite worktops incorporating a stainless steel sink unit with mixer tap and drainer. Integrated appliances include a built in Neff electric oven, gas hob and stainless steel extractor hood, a dishwasher, fridge and wine cooler. The room has a tiled floor, matching coordinating tiled splash-backs, inset spot lighting and a UPVC double glazed window.

### Dining Area

11'4" x 8'0" (3.45m x 2.44m)

Open plan with the kitchen providing enough space to accommodate a family dining table having double doors leading into the Conservatory.

### Conservatory

11'7" x 9'3" (3.53m x 2.82m)

The Conservatory is part brick and UPVC double glazed having bespoke grey blinds individually fitted to each window pane. There are a full range of windows looking out of the landscaped garden and patio doors. The room has laminate flooring and a radiator.

### Sitting Room

19'10" x 9'1" (6.05m x 2.77m )

Another good sized flexible reception room, our current vendor uses this room as a sitting room/come play room which suits their needs however could be used as a formal dining room for dinner parties or a cinema room. There is a feature bay UPVC double glazed window, electrical privacy blinds and radiator.

### Utility Area

7'9" x 6'0" (2.36m x 1.83m)

Following through from the kitchen, a good sized utility room matching the kitchen with a range of base and wall cupboards again topped with the high gloss black granite worktop. There is a stainless steel sink and drainer and space and integrated washing machine and freezer underneath. There is a UPVC double glazed rear entrance with side window.

### Guest Cloakroom

3'1" x 6'0" (0.94m x 1.83m)

Having a white contemporary suite with pedestal wash hand basin having granite splash-back and low flush WC. There is a feature granite window sill, chrome feature towel radiator, tiled flooring and a privacy UPVC double glazed window.

### First Floor

Stairs from the Entrance Hall lead up to the:

### Landing

An impressive landing area providing space for a small office/seating area overlooking the front elevation of the property through the UVPC double glazed window. There is handy under eaves storage and access to a fully boarded loft complete with internal shelf storage via a pull down ladder give access to extra storage space. Access to all bedrooms and the family bathroom.

### Master Bedroom Suite

16'7" x 9'10" (5.05m x 3.00m )

A superb master suite being of generous size with en-suite facilities off. There is an excellent range of built in wardrobes, drawers and storage cupboards framing the bed. The room is finished with a radiator and a UPVC double glazed window.

### En-Suite Shower Room

4'2" x 5'11" (1.27m x 1.80m )

A corner shower unit with plumbed in shower spray, pedestal wash hand basin and low flush WC. A feature chrome towel radiator and fully tiled walls. There is a privacy UPVC double glazed window.

### Bedroom Two

8'4" x 9'6" (2.54m x 2.90m )

A double bedroom having a radiator and UPVC double glazed window.

### Bedroom Three

13'3" x 8'6" (4.04m x 2.59m)

Radiator and UPVC double glazed window.

### Bedroom Four

11'6" x 8'7" (3.51m x 2.62m )

Radiator and UPVC double glazed window. There are two extra under eaves storage cupboards.

### Family Bathroom

8'4" x 7'1" (2.54m x 2.16m )

A four piece luxury bathroom suite having a panelled in bath, corner shower cubicle with plumbed in shower spray, pedestal wash hand basin, low flush WC and fully tiled walls. There is a feature chrome towel radiator and privacy UPVC double glazed window.

### Outside

The property is approached via a concrete print driveway leading up to the property and provides ample on-site parking space for several vehicles. The driveway is edged both sides with well stocked gravelled borders having abundance of shrubs and plants with decorative ornamental lighting.

To the rear is a generous sized garden mostly laid with astro-turf and having paved walkways to various seating areas. There is a large garden shed ideal for extra storage and well stocked flower borders. The garden offers a tranquil and private setting with the ease of low maintenance and upkeep.

To the side elevation there is further space for storage and bin access.

### Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

### Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

### Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

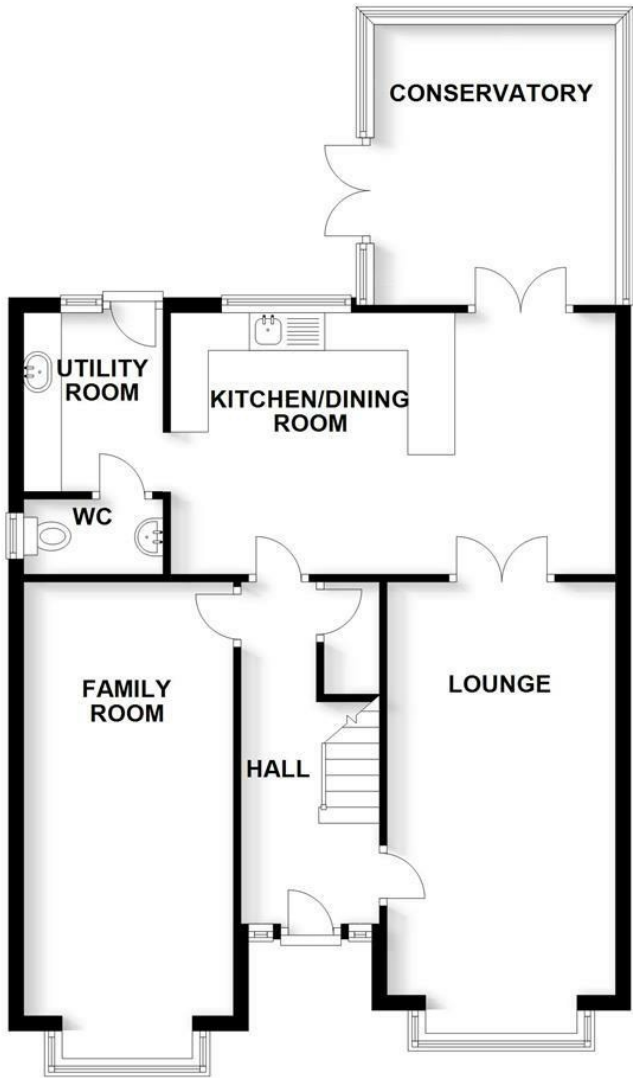
### Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

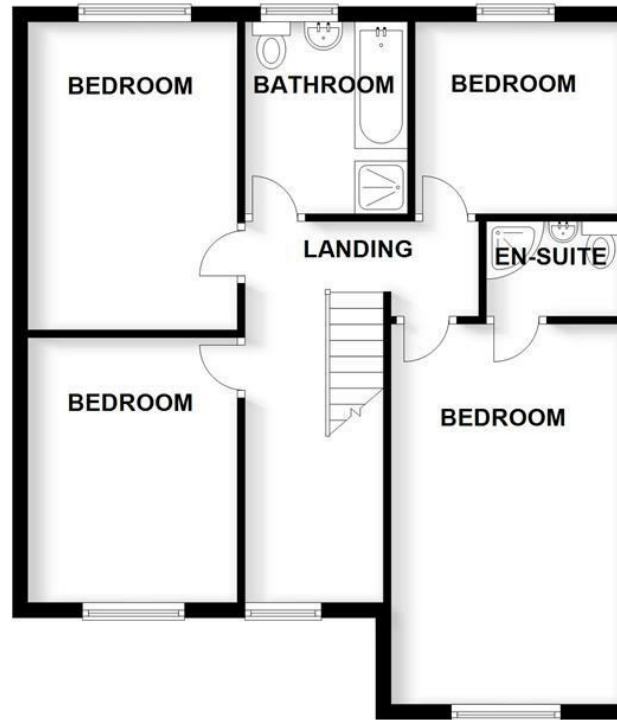




**GROUND FLOOR**  
APPROX. 894.7 SQ. FEET



**FIRST FLOOR**  
APPROX. 694.7 SQ. FEET



TOTAL AREA: APPROX. 1589.4 SQ. FEET

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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