



**7 Tuscan Close, Cheadle, Staffordshire ST10 1HS**  
**Reduced to £295,000**



***Kevin Ford & Co. Ltd.***  
Chartered Surveyors, Estate Agents & Valuers



Nestled in a sought-after residential estate, this established detached house is a true gem. Meticulously updated and refurbished, it seamlessly blends modern convenience with timeless traditional charm. Upon entering, you're greeted by an inviting entrance hall, complete with a convenient downstairs toilet. Beyond the hall lies a spacious lounge boasting a stunning fireplace and flooded with natural light through a generously sized front window. Prepare to be wowed by the kitchen. It has been extended and thoughtfully designed with a dove grey traditional kitchen and gleaming quartz countertops. The dining area opens up to the outdoors with impressive patio doors, seamlessly connecting indoor and outdoor living. There's even a cosy sitting area, perfect for morning coffee or casual gatherings. Heading upstairs, you'll discover three generously sized bedrooms, each offering a comfortable retreat. The family bathroom is elegantly appointed with a modern three-piece suite. Set on a substantial plot, this property offers ample outdoor space. The front garden is a green oasis, complementing the welcoming facade. A convenient driveway ensures parking is never a hassle. But the real surprise is the rear garden – a private haven with lush lawns and a paved patio area, ideal for al fresco dining or relaxing in the sun. Location-wise, this estate is a winner. It's just a stone's throw from the inviting ambiance of the Master Potter Pub, ensuring enjoyable evenings out. You'll find shopping facilities nearby, making errands a breeze. Families will appreciate the proximity to excellent schools, and nature lovers will revel in the nearby countryside walks.



## The Accommodation Comprises

### Entrance Hall

5'8" x 5'3" (1.73m x 1.60m)

The entrance hall welcomes you with an inviting UPVC door, features an elegant staircase, offers easy access to the cloakroom, and showcases stylish Karndean flooring, all while ensuring comfort with a radiator.

### Cloakroom

2'7" x 6'4" (0.79m x 1.93m )

With wash hand basin & low flush WC. chrome towel radiator, UPVC window and understairs storage cupboard off.

### Lounge

14'4" x 10'10" (4.37m x 3.30m)

The lounge is a delightful space, illuminated by a generous front UPVC window, and its focal point is a striking marble Adam style fireplace adorned with a coal effect living flame fitted gas fire. Warmth and comfort are ensured with a radiator, and double doors seamlessly connect it to the inviting kitchen sitting area.

### Open Plan Kitchen

16'9" x 23'3" (5.11m x 7.09m )

The kitchen is truly the heart of this home, seamlessly blending a sitting and dining room, all under a captivating vaulted ceiling that elegantly frames the dining table. The kitchen units themselves exude a timeless charm with their pale dove grey shaker-style design, complemented by integrated appliances including a double oven, ceramic hob, and extractor hood. You'll also find an integrated fridge, freezer, and microwave, ensuring both form and function.

The centerpiece of the kitchen is the stylish center island, with all units adorned with a pristine quartz white worktop. The space is thoughtfully illuminated by spotlights in the ceiling, and two striking feature radiators not only provide warmth but also add a touch of sophistication.

A highlight of the kitchen is the sliding patio doors that seamlessly connect the indoor and outdoor spaces, allowing for an abundance of natural light to flood in and offering a picturesque view of the garden. The Karndean flooring underfoot not only looks stunning but also ensures practicality and easy maintenance.

To top it all off, you'll find additional UPVC and velux windows that further enhance the bright and airy atmosphere, making this kitchen a true culinary haven.

### First Floor

Rising up from the Entrance Hall is a staircase leading to the:

### Landing

With UPVC window.

### Bedroom One

11'2" x 10'10" (3.40m x 3.30m)

Bedroom one is a spacious double room featuring a UPVC window that offers a pleasant view of the front elevation. It's designed with your comfort in mind, including a radiator to ensure a cosy atmosphere.

### Bedroom Two

10'6" x 9'7" (3.20m x 2.92m)

Bedroom two is another generously sized double room, providing ample space for your needs. It features a window that allows natural light to filter in and a radiator to keep the room comfortable.

### Bedroom Three

7'6" x 8'1" (2.29m x 2.46m )

Bedroom three is versatile and can serve as an office or a single bedroom. It comes with practical features like an airing cupboard housing the Combination Boiler for your heating needs, a radiator for comfort, and a UPVC window for natural light. This room offers flexibility to suit your lifestyle.

### Family Bathroom

7'5" x 4'9" (2.26m x 1.45m)

The family bathroom has undergone a stylish upgrade, transforming it into a fully tiled oasis with cream gloss tiles. The modern suite includes a panel bath thoughtfully positioned beneath a privacy UPVC window, complete with a plumbed-in shower and a sleek glass side screen.

For added convenience, there's a vanity unit that combines a wash hand basin and a low flush WC, beautifully edged with dark wood contrasted paneling. The room is well-illuminated with spotlights, and a stylish towel radiator not only warms the space but also adds a touch of luxury. The tiled floor is both practical and visually appealing, making this bathroom a comfortable and aesthetically pleasing retreat.

### Outside

This property enjoys a serene cul-de-sac location, offering a peaceful and quiet environment. Situated on the left-hand side towards the end of the cul-de-sac, it provides both privacy and

convenience.

As you approach the house, you'll notice a spacious driveway that easily accommodates parking for several cars, making it ideal for both residents and guests. In the front, there's a well-maintained lawned grass area with a charming feature tree at its center, adding to the property's curb appeal.

The covered entrance porch welcomes you with a paved approach, providing shelter from the elements. Additionally, a side gateway offers convenient access to the rear of the property.

The rear garden is a delightful retreat, fully enclosed for privacy with a combination of conifers and fencing. Here, you'll find a lush lawned garden area, perfect for outdoor activities and relaxation. A paved patio provides an ideal space for al fresco dining or enjoying the outdoors, while pretty flower borders add a touch of color and charm to the landscape.

This property's well-designed outdoor spaces, both in the front and rear, offer a harmonious blend of convenience, aesthetics, and tranquility, making it a truly special place to call home.

### 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.

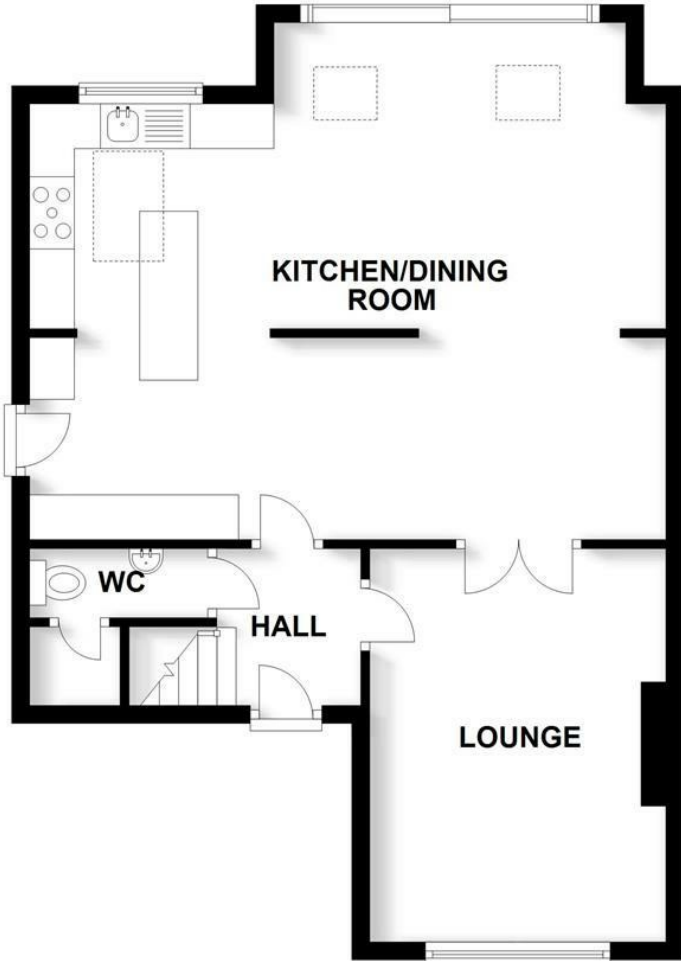








**GROUND FLOOR**  
APPROX. 646.3 SQ. FEET



**FIRST FLOOR**  
APPROX. 408.1 SQ. FEET



**TOTAL AREA: APPROX. 1054.4 SQ. FEET**

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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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