



7 Rockingham Drive, Cheadle, Staffordshire ST10 1YT
Offers around £365,000



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

Welcome to this exceptional detached modern house, a rare gem nestled in a sought-after estate that rarely presents such opportunities. As you step into the elegant entrance hall, you'll immediately sense the sophisticated ambiance that flows throughout this home. The spacious lounge exudes charm with its Adam-style fireplace and black inset marble hearth, while a bay window bathes the room in natural light. Beyond the lounge, a dining room beckons, seamlessly connecting to the rear garden for easy outdoor entertaining. The heart of this home is the white shaker-style kitchen adorned with wooden-effect worksurfaces and space for a cosy breakfast nook. This kitchen also opens onto the rear garden, making it the ideal hub for gatherings. Upstairs, four bedrooms await, with the master bedroom featuring an upgraded en-suite and a dressing area. But that's not all; there's a second en-suite, providing even more comfort and convenience for the lucky residents. The family bathroom is original and well-appointed. The outdoor space is equally captivating, with a driveway leading to the garage and a manicured lawn with side gardens. Gated access reveals an expansive patio area, complemented by a beautifully landscaped lawn, enclosed by lush, well-stocked borders. This property is the epitome of modern luxury and is a rare find on this coveted estate offering the convenience of a stroll to reach the town centre, leisurely walks on hand and located within easy access of primary and high schools. In addition there are nearby supermarkets providing a few shopping options, while the recreation ground guarantees something to do for the kiddies. Don't miss this opportunity to make it your forever home!



The Accommodation Comprises

Entrance Hall

13'6" x 6'7" (4.11m x 2.01m)

As you step through the composite and part glass front door, you are welcomed with an inviting entrance hall featuring a stunning Moduleo floor and staircase gracefully rising to the upper level. A radiator and access to other rooms off.

Cloakroom

5'0" x 2'10" (1.52m x 0.86m)

The cloakroom benefits from a wash hand basin with mixer tap and vanity unit below, there is a low flush WC, radiator and tiled walls.

Spacious Lounge

18'8" x 11'7" (5.69m x 3.53m)

The lounge is a masterpiece of design and comfort, with a bay window that frames a picturesque view of the front garden, allowing natural light to flood the room and creating a delightful ambiance. A focal point of the room is the exquisite Adam-style fireplace, adorned with a cream limestone surround and a striking black marble inset and hearth with multi fuel burning stove. A radiator adds to the cosy setting, and the open layout provides seamless access to the adjacent dining area, making it the perfect space for entertaining or simply relaxing in style.

Dining Room

10'4" x 9'8" (3.15m x 2.95m)

The dining room is a spacious and versatile area that comfortably accommodates a family-sized table and chairs, making it the ideal setting for shared meals and special gatherings. The charm of this room is enhanced by its french doors, featuring elegant leaded glass, which open up to a delightful patio area. This seamless connection to the outdoors allows for an effortless transition between indoor and outdoor living, perfect for al fresco dining.

Breakfast Fitted Kitchen

10'0" x 16'10" (3.05m x 5.13m)

The kitchen is a true culinary haven, boasting a generous array of white gloss shaker-style units, complete with chic chrome feature handles, and topped with a warm wooden-effect work surface. An inset stainless steel sink unit with a modern mixer tap and a complementary splashback add functionality. Ample natural light streams into the kitchen through the rear leaded window, and a courtesy door opens up to the garden, creating a seamless connection to the outdoors. Flanked by two additional windows, this space is bathed in natural light, making meal preparation a delight. The kitchen is also equipped with plumbing and space for both an automatic washing machine and a dishwasher, ensuring that your household chores are a breeze. For those who love to cook, the kitchen features essential appliances, including an electric oven, a gas hob, and an extractor hood, making meal preparation a joy. There's also room for a breakfast table, creating a spot for your morning coffee or casual meals. This kitchen is not just a place for culinary creativity; it's a stylish and functional hub for the heart of your home.

First Floor

Stairs rise to the:

Landing

The landing is a practical and well-designed space that offers easy access to various essential features of the home. It hosts an airing cupboard, providing a dedicated spot for your linen and towels while ensuring they remain fresh. Additionally, a radiator can be found within the cupboard. Lastly access can be gained to the roof void.

Master Bedroom

16'6" (max) 13'0" (max) (5.03m (max) 3.96m (max))

The master bedroom is a sanctuary of space and style, designed to provide a luxurious retreat within the home. It boasts a thoughtfully incorporated dressing area, complete with built-in fitted wardrobes, allowing for ample storage and organization of clothing and accessories. This well-planned dressing area seamlessly transitions into the private ensuite, ensuring convenience and privacy for the discerning homeowner. Natural light simmers through the window and radiator provides warmth.

En-Suite Shower Room

3'10" x 7'5" (1.17m x 2.26m)

Discover the epitome of luxury in this primary en-suite, where indulgence meets practicality. Step into the fully tiled shower cubicle with an Aqualisa plumbed-in shower and Matki shower door, where you can revel in a spa-like experience right at home. The wash hand basin boasts a sleek design with a mixer tap and a vanity unit underneath, offering both style and functionality. The adjacent low flush WC ensures convenience without compromising on aesthetics. Adding to the allure of this en-suite, a feature radiator not only keeps you warm but also serves as a statement piece in the room. A range of glass door cabinets provides ample storage for your essentials while enhancing the room's aesthetics. Lastly there is a UPVC window.

Bedroom Two

10'1" x 9'5" (3.07m x 2.87m)

A welcoming and well-appointed space that's perfect for rest and relaxation. A UPVC window fills the room with natural light, creating a bright and inviting atmosphere. The built-in wardrobes provide ample storage, ensuring that your clothing and belongings are neatly organized. A radiator adds warmth.

En-Suite Shower Room

4'3" x 4'7" (1.30m x 1.40m)

Introducing another en-suite room perfect for Guests or your child. The shower cubicle is equipped with a powerful, plumbed in shower, pedestal wash hand basin and low flush WC. The walls are adorned with tastefully designed part tiled walls, a chrome towel radiator and UPVC window adds a touch of natural light into the room.

Bedroom Three

9'10" x 8'0" (3.00m x 2.44m)

Another bedroom in this exquisite home continues the theme of convenience and comfort. Featuring built-in wardrobes, it offers plenty of storage space to keep your belongings organized and easily accessible. A UPVC window brings natural light.

Bedroom Four

8'3" x 8'0" (2.51m x 2.44m)

Again the last bedroom offers a built in wardrobe, radiator and UPVC window.

Family Bathroom

6'1" x 7'0" (1.85m x 2.13m)

The family bathroom is a serene and functional space, designed for the utmost comfort. It features a classic panel-in bath, perfect for unwinding with a soothing soak after a long day. A pedestal wash hand basin and a low flush WC.

The room is beautifully adorned with a half-tiled finish, featuring a calming pale blue theme that evokes a sense of tranquility. Above the tiled area, the walls are painted in crisp white, creating a bright and airy atmosphere that adds to the feeling of freshness in the room. A privacy window allows for natural light while preserving your personal space.

Outside

A driveway to the front provides convenient parking and a dark slate pedestrian pathway gracefully winds its way to the front entrance door ensuring that you and your guests have easy access to your home. In addition, a front lawned garden adds a touch of greenery and enhances the visual charm of the property. The rear garden of this property is a true haven, offering a combination of beauty and functionality that will delight any homeowner. A generously sized lawned area provides ample space for outdoor activities and relaxation, making it perfect for families, gardening enthusiasts, or anyone who loves to enjoy the outdoors.

The garden's charm is further enhanced by a series of paved stepping stones that lead you on a delightful journey through the greenery to the bottom of the garden. The well-stocked flower borders that surround the garden add vibrant color and natural beauty, creating a tranquil and picturesque atmosphere.

To top it off, a paved patio area stretches the width of the property, offering an ideal space for outdoor dining, entertaining, or simply basking in the fresh air. This garden is a slice of paradise, ensuring that you have your own private retreat right in your backyard.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. A Valliant wall mounted combination boiler was installed in Jan 2023.

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.

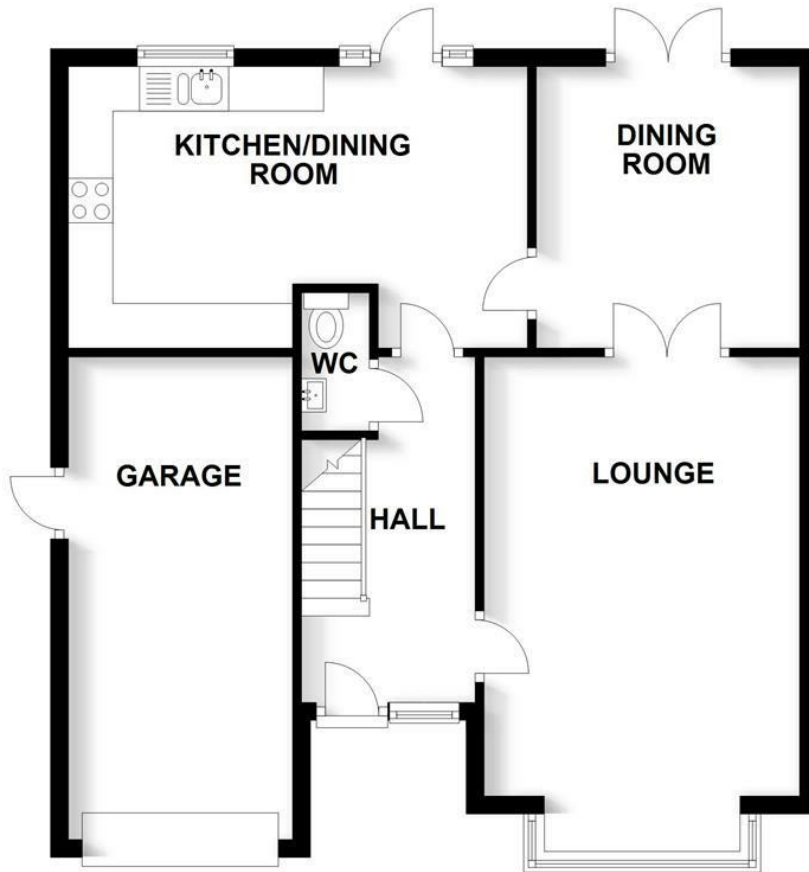
Agents Note

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. 718.7 SQ. FEET



FIRST FLOOR
APPROX. 669.7 SQ. FEET



TOTAL AREA: APPROX. 1388.4 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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		84
(81-91) B		
(69-80) C	75	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC

