



**Little Eaves Wood Eaves Lane, Cheadle, Staffordshire ST10  
1TL**

**Price guide £299,950**



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

Chartered Surveyors, Estate Agents & Valuers

Experience the epitome of modern elegance and countryside serenity with this architect-designed, newly built detached bungalow, completed in 2022. Nestled along a coveted lane in a semi-rural setting, this residence harmonises contemporary luxury with the tranquility of its surroundings, offering a unique blend of comfort and style.

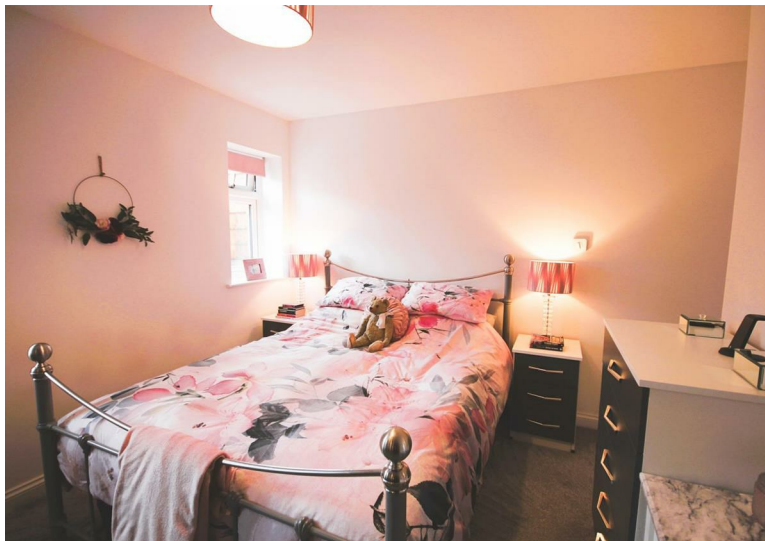
Step into the welcoming embrace of the hallway giving access through to the lounge, kitchen, and dining area which seamlessly merge, creating an inviting atmosphere flooded with natural light, providing both functional convenience and a sense of spaciousness—an ideal setting for both relaxation and social gatherings.

Two meticulously crafted bedrooms beckon with their tranquil ambiance, offering a serene retreat within this contemporary haven. The modern bathroom, equipped with sleek fixtures and fittings, complements the home's sophisticated design while catering to your comfort and convenience.

Adding to the allure is the inclusion of Air Source Heat Pump Heating and UPVC double glazing throughout.

Externally, the property boasts a meticulously landscaped frontage with a tarmac driveway providing ample on-site parking. Meanwhile, the enclosed rear garden, adorned with lush lawns and charming flower borders, offers a private oasis, perfect for relaxation and outdoor enjoyment.

Enjoy the best of both worlds—tranquil countryside living within easy reach of town amenities.



## The Accommodation Comprises

### Entrance Hall

14'2" x 3'2" (4.32m x 0.97m )

The entrance hall welcomes you with a secure composite door, a tiled floor adorned with inset spotlights, and a conveniently placed built-in cupboard, seamlessly blending style and functionality for your convenience and comfort.

### Lounge

12'0" x 14'6" (3.66m x 4.42m )

The lounge, although individually measured, seamlessly integrates into the open-plan concept alongside the kitchen and dining area. Embracing modern connectivity, the kitchen/dining space features UPVC sliding patio doors and an additional side window, inviting natural light to flood the area and creating a harmonious flow between indoor and outdoor spaces.

### Kitchen/ Dining Area

19'6" x 10'8" (5.94m x 3.25m )

The kitchen/dining area boasts a sophisticated light dove grey shaker style kitchen accentuated by elegant rose gold handles, complemented by a luxurious marble-effect matching worktop, evoking a sense of modern opulence. This culinary haven features an inset sink unit adorned with a stylish rose gold mixer tap, alongside a suite of high-end Lamona appliances—a built-in electric oven, microwave/grill, and an induction hob—ensuring culinary excellence and convenience. Completing the sleek and functional ensemble is a stainless steel/glass extractor hood that not only adds a contemporary touch but also ensures effective ventilation. Seamless integration comes courtesy of integrated Lamona appliances, including a washing machine, dishwasher, fridge, and freezer.

Enhancing the functionality of the space, an additional breakfast bar provides a perfect spot for casual dining or socialising. A tiled floor adds to the practicality and easy maintenance, while inset spot lighting illuminates the area.

### Bedroom One

12'2" x 12'4" (3.71m x 3.76m)

Offering a spacious double room, thoughtfully designed to provide ample comfort and relaxation. Enhancing the room's

brightness and ventilation, two UPVC windows allow natural light to stream in.

### Bedroom Two

9'9" x 12'4" (2.97m x 3.76m)

Bedroom two is similarly designed with comfort in mind, features two UPVC windows that invite abundant natural light also.

### Bathroom

5'11" x 8'8" (1.80m x 2.64m)

Equipped with modern amenities, including a convenient corner shower cubicle and a panel-in bath with a mixer tap. Completing the functional ensemble is a sleek wash hand basin featuring a mixer tap and a stylish vanity unit, offering practical storage space for your essentials. For added convenience, a low flush WC is incorporated into the space. The bathroom features part-tiled walls and a tiled floor, exuding a contemporary aesthetic while ensuring easy maintenance. The shower cubicle is fully tiled to match the overall design, presenting a cohesive and visually appealing space. Additionally, a chrome towel radiator adds both a touch of luxury and practicality. An extra bonus is a wall mounted mirror which comes equipped with LED lighting and Bluetooth capability for playing music.

### Outside

Outside, the property presents a brand-new tarmac driveway expertly edged with paving, providing a fresh and welcoming approach. This spacious driveway spans the entire front elevation, offering extensive on-site parking, perfectly accommodating multiple vehicles with ease and convenience. The boundaries are clearly defined and enhanced by fencing on either side.

At the rear, a delightful enclosed garden awaits, offering a blend of modern simplicity and practical design. The garden features a charming porcelain-tiled patio area, providing a stylish and low-maintenance space for outdoor relaxation or entertaining. A pathway leads gracefully from the patio to a Timber Shed, offering convenient storage for your gardening tools or other belongings. A subtle step up takes you to the lawned garden, offering a serene oasis bordered with sleek slate borders, providing an understated yet elegant touch to the landscape.

## Services

All mains services are connected. The Property has features features air pump heating, offering a more environmentally friendly heating solution and UPVC 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

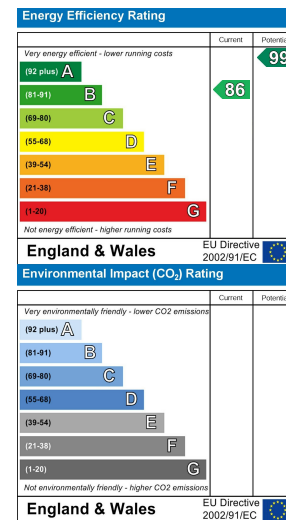
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

## 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.







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