

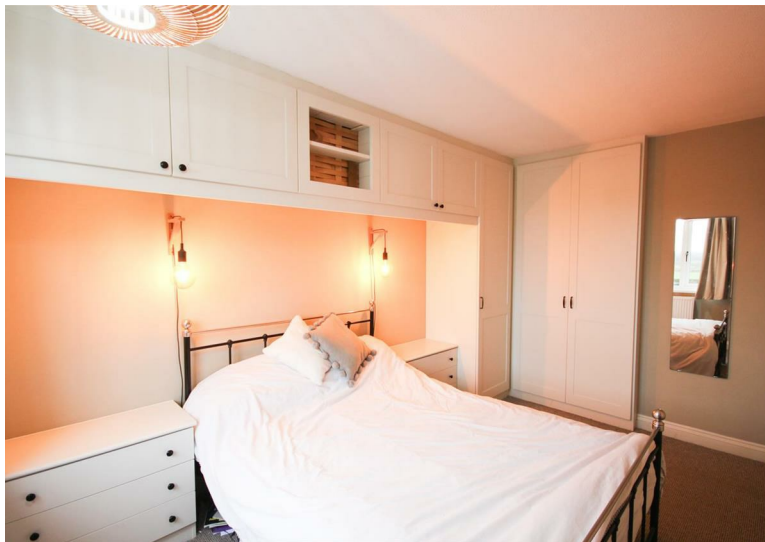


35 Wedgwood Road, Cheadle, Staffordshire ST10 1LD
Offers around £259,950



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

Welcome to this exquisite detached house, strategically located on the main road of a popular residential estate. Embrace the convenience of having the renowned Master public house, a local convenient store, excellent schools, and the bustling main high street in close proximity. Step inside this thoughtfully designed property, recently completed by its current owner, and discover a perfect blend of modernity and open-plan living. The entrance hall leads to a cloakroom, unveiling the charm the bespoke farmhouse dark green kitchen, adorned with wooden tops, is a culinary haven designed to impress. Its exquisite craftsmanship is evident in every detail, from the intricately chosen color palette to the seamless integration of modern features. This culinary haven seamlessly extends into the lounge/dining area, featuring bifold doors that open up to the neatly managed rear garden. Upstairs, three bedrooms await, complemented by a newly installed family bathroom boasting a traditional yet contemporary white suite. Outside, the property welcomes you with a driveway providing access to an integral garage and a well-maintained lawned frontage. The rear garden is a serene retreat, with a lush lawn and gravel borders, ideal for seating areas and vibrant plant displays. Don't miss the opportunity to make this stylish and conveniently located residence your own. Contact us today to schedule a viewing and envision a lifestyle of comfort and sophistication in your new home!



The Accommodation Comprises

Entrance Hall

12'8" x 6'4" (max) (3.86m x 1.93m (max))

Step into the inviting entrance hall, adorned with a distinctive covered radiator featuring an ornamental display. The ambiance is further elevated by the warm oak woodblock flooring, creating a welcoming atmosphere. The UPVC entrance door not only adds a touch of modernity but also ensures durability. Explore convenient features like understairs storage, providing practicality without compromising style. A sleek sliding door seamlessly leads you into the well-appointed kitchen, enhancing the fluidity of the living spaces.

Cloakroom

2'7" x 5'1" (0.79m x 1.55m)

The amenities include a wash hand basin with a mixer tap, accompanied by a vanity unit. Additionally, there is a low flush WC, radiator, feature wood-panelled walls, tiled flooring, and a UPVC window.

Bespoke Farmhouse Kitchen

13'7" x 6'8" (4.14m x 2.03m)

A custom-made, handmade kitchen boasts a well-designed array of units arranged in a gallery-style layout. Crafted specifically by our client, the units feature an inset ceramic sink with a mixer tap, a built-in Beko electric oven, an induction hob, and a stainless steel extractor hood. The kitchen is equipped with integrated appliances, including a dishwasher, fridge, and plumbing for an automatic washing machine. The oak engineered woodblock flooring seamlessly extends from the hall, creating a cohesive aesthetic. The space is accentuated by a feature radiator, part-tiled walls, inset spot lighting, and a bay window.

Lounge/ Dining Area

13'4" x 17'10"(max) (4.06m x 5.44m(max))

Discover comfort and style in the lounge/dining area, (open plan with the kitchen) adorned with a charming wooden mantel and complemented by a stone hearth housing a multi-fuel burner. The thoughtful design includes built-in cupboards with shelving, ensuring both functionality and aesthetic appeal. The oak flooring gracefully continues, creating a seamless flow within the space, while two feature radiators add a touch of sophistication.

Immerse yourself in natural light through the UPVC window, and for an indoor-outdoor experience, the UPVC triple bifold doors

effortlessly lead you to the enchanting garden outside. This space is not just a room; it's a haven where warmth, elegance, and the beauty of the outdoors converge for a truly delightful living experience.

First Floor

Stairs rise up to the Entrance Hall:

Landing

Access to the roof void, UPVC window to the side elevation.

Bedroom One

12'8" x 10'6" (3.86m x 3.20m)

Indulge in the luxury of bedroom one, adorned with an impressive array of built-in wardrobes, drawer units, and storage cupboards that elegantly frame the bed. The thoughtful design extends to include a convenient vanity unit, adding a touch of sophistication to your daily routine. The room is well-appointed with a radiator for comfort and a UPVC window that invites natural light, creating a serene and welcoming ambiance.

Bedroom Two

9'11" x 9'8" (3.02m x 2.95m)

Featuring a built-in wardrobe that maximizes space efficiency. The room is thoughtfully equipped with a radiator while the window allows natural light to permeate the space.

Bedroom Three

9'7" x 6'11" (2.92m x 2.11m)

Bedroom three has been cleverly repurposed into a functional office space, catering to the versatile needs of its current owner. This adaptable room comes complete with a radiator for comfort, a window offering natural light, and a convenient cupboard housing the property's wall-mount gas combination boiler.

Family Bathroom

9'6" x 7'9" (2.90m x 2.36m)

Indulge in the charm of the family bathroom, where traditional style meets modern convenience. The Belfast wash hand basin with a mixer tap is elegantly positioned on bespoke handcrafted cupboards, seamlessly incorporating a toilet for a cohesive design. The sink enjoys a prime spot beneath the privacy window, providing both functionality and natural light.

Relax and unwind in the P-shaped bath with a mixer tap and plumbed-in shower, complemented by a sleek glass side screen. The room exudes elegance with its white porcelain wall

tiles, creating a timeless and fresh aesthetic. The antique white wooden flooring adds a touch of warmth, completing the inviting ambiance of this stylish family bathroom

Outside

Situated on the main through road of the estate, this property stands proudly among other detached comparable residences on either side. As you approach, a welcoming driveway guides you to the integral garage, featuring a convenient metal up-and-over door, along with both light and power amenities. The ample parking space and well-maintained lawned frontage, adorned with established shrubs, enhance the curb appeal, creating a charming first impression.

The rear of the property is a carefully presented oasis, boasting a neatly prepared lawned garden and gravel areas that offer versatility for embedding additional shrubbery or creating a delightful seating area. This outdoor space invites you to relax and enjoy moments of tranquility, making it a perfect extension of the stylish and comfortable living spaces inside.

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

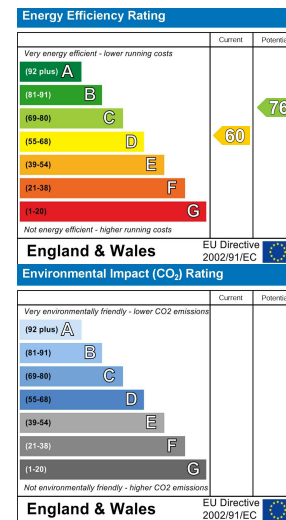
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







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