



**7 Highfield Avenue, Cheadle, Staffordshire ST10 1JW**  
**Price guide £650,000**



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



Set within an expansive garden plot, this recently extended and renovated Family Detached Residence seamlessly blends timeless elegance with modern convenience. From its gated and alarmed entrance to its meticulously designed interiors, every aspect of this property exudes comfort and sophistication. As you step into the entrance hall, you're greeted by a stunning marble-tiled porcelain floor. The spacious lounge, bathed in natural light from numerous windows, offers a welcoming space for relaxation and a formal dining room provides the perfect setting for intimate gatherings. The heart of the home lies in the expansive kitchen/dining area, seamlessly integrated into the rear extension. With ample room for culinary endeavors and family gatherings, this space opens onto a cosy sitting room with patio doors leading to the sprawling garden beyond. Practical amenities abound, including a utility room, downstairs toilet, inner passageway leading to the boot/boiler room, and access to the storeroom. Upstairs, the property continues to impress with two master bedrooms, each featuring its own wardrobes and en-suite facilities, offering ultimate privacy and luxury. Two additional bedrooms and a family bathroom complete the upper level. Outside, the allure of this residence is equally captivating. A large tarmac driveway bordered by paved edges provides access to the attached garage. The expansive lawned garden envelops the property, offering a picturesque backdrop for outdoor activities. A paved porcelain patio area and pathway lead to the tranquil lower section of the garden, adorned with well-stocked bedding plants and established hedged boundaries. Overlooking fields to the rear, this property presents a rare opportunity. Don't miss your chance to view this exceptional home - book your viewing today!  
**\*Part Exchange Considered\***



## The Accommodation Comprises

### Entrance Hall

14'5" x 6'1" (4.39m x 1.85m )

The entrance hall boasts a radiator, pristine marble white porcelain tiled flooring, and a stylish composite black front entrance door.

### Lounge

19'9" x 11'8" (6.02m x 3.56m )

The lounge presents a generously sized room adorned with three leaded UPVC windows and a radiator, offering both style and comfort

### Reception/ Dining Room

10'5" x 10'5" (3.18m x 3.18m)

Features a radiator, a leaded UPVC window, and laminate flooring, creating a welcoming and versatile space for entertaining or dining.

### Kitchen/ Dining Room

29'3" x 13'8" (reducing to 8'6") (8.92m x 4.17m (reducing to 2.59m) )

The kitchen boasts an impressive array stunning dove grey shaker-style traditional kitchen complemented by crisp white quartz tops and understated ceramic inset sink with mixer tap butler, providing instant hot boiler water. Equipped with two built-in electric ovens, two integrated fridge/freezers, a 5-ring gas hob, and a stainless steel extractor hood, it ensures culinary excellence. An integrated wine cooler and additional rack add to the convenience. The room is illuminated by inset spotlights and a feature radiator, with natural light filtering through the UPVC window. Ample space is available for a family dining table, accompanied by double patio doors leading out to the rear paved patio area and garden. A built-in storage cupboard offers added organisational functionality.

### Utility Room

4'6" x 10'3" (1.37m x 3.12m )

The utility room provides continuity with matching dove grey units featuring quartz tops and upstands, complemented by an inset stainless steel sink and integrated dishwasher. Plumbing for an automatic washing machine ensures convenience. Inset spotlighting adds to the ambiance while the marble tiled flooring seamlessly extends throughout the space.

### Reception Room

11'8" x 16'6" (3.56m x 5.03m )

Offering a spacious and versatile area, featuring two radiators and UPVC doors that open out onto the garden, seamlessly connecting indoor and outdoor living. Once more, the elegant marble tiled floor adds a touch of sophistication to the space.

### Rear Entrance Hall

### Cloakroom

5'1" x 3'1" (1.55m x 0.94m )

The cloakroom features a wash hand basin with a chrome mixer tap and a vanity unit underneath. A low flush WC, chrome towel radiator adds a touch of luxury, while a leaded window allows natural light to filter in. The tiled floor and inset spotlighting complete the space.

### Inner Passage

Tiled floor & inset spot lighting.

### Boiler/ Boot Room

6'0" x 7'5" (1.83m x 2.26m )

The boot room accommodates the Worcester Bosch wall-mounted gas central heating boiler, providing pressurised hot water and central heating to the radiators. Additionally, it features a vent for the tumble dryer, a tiled floor and chrome radiator contribute to both durability and style. Inset spotlighting illuminates the space effectively, while an internal door leads to a storeroom.

### Store Room

12'1" x 8'0" (3.68m x 2.44m)

The store room, formerly the garage, features an electric remote-controlled metal up-and-over door, ensuring ease of access and security for stored items.

### First Floor

Stairs rise to the:

### Landing

The landing is highlighted by a stunning leaded feature UPVC full-length window, offering ample natural light and adding character to the space. A pull-down loft ladder provides convenient access to the roof void, enhancing storage options. Additionally, a radiator adds warmth in the area.

### Master Bedroom

19'8" x 11'11" (5.99m x 3.63m )

The Master Bedroom is equipped with four double wardrobes and one single wardrobe, offering ample storage space for clothing and belongings. A radiator ensures comfort, while inset spotlights illuminate the room with a warm and inviting ambiance.

### En-Suite Shower Room

8'6" (into shower x 3'9" (2.59m (into shower x 1.14m)

A luxurious double shower cubicle with a Mira plumbed-in shower and glass enclosure, providing a refreshing and invigorating experience. A wash hand basin with a chrome mixer tap and vanity drawers offers both functionality and style, while a low flush WC ensures convenience. A chrome towel radiator adds a touch of elegance, and wooden laminate flooring complements the aesthetic. An illuminated mirror enhances visibility, and fully tiled walls with white marble exude sophistication. Inset spotlights complete the space with a modern and well-lit ambiance.

### Master Bedroom Two

18'8" x 9'7" (max) (5.69m x 2.92m (max) )

Master Bedroom Two mirrors the layout of the first bedroom, complete with built-in wardrobes for ample storage, a radiator for comfort, and a UPVC window for natural light. Additionally, it boasts an ensuite for added convenience and privacy.

### En-Suite Shower Room

8'6" (into shower) x 3'9" (2.59m (into shower) x 1.14m )

The ensuite in features a shower cubicle with a Mira plumbed-in shower and glass enclosure. A wash hand basin with a chrome mixer tap and vanity drawers offer practicality and a low flush WC adds convenience. A chrome radiator laminate flooring adds a contemporary touch, and an illuminated mirror enhances visibility. Inset spotlights illuminate the area, creating a welcoming ambiance. Like the previous ensuite, this one is fully tiled with white marble tiles.

### Bedroom Three

9'0" x 10'4" (2.74m x 3.15m )

A spacious double room featuring a radiator for comfort and a leaded UPVC window.

### Bedroom Four

7'1" x 11'1" (2.16m x 3.38m )

A cosy single room, complete with a built-in single wardrobe for efficient storage, a radiator and a leaded UPVC window.

### Family Bathroom

4'10" x 8'1" (1.47m x 2.46m )

The family bathroom features a panel bath with a chrome mixer tap and a handheld hair shower spray, wash hand basin with a chrome mixer tap and vanity unit underneath provide storage and style, while a low flush WC ensures convenience. A chrome towel radiator, illuminated mirror enhances visibility, and laminate wood-effect flooring adds a contemporary touch. Inset spot lighting illuminates the area effectively. The walls are fully tiled with marble.

### Outside

Outside the property, it stands proudly behind secure wrought iron gates equipped with a security alarm, sliding open to the left to allow vehicular access. A boundary wall ensures privacy and enclosure. A tarmac driveway provides ample on-site parking for multiple vehicles, while a charming rockery adorned with bedding plants adds a touch of natural beauty in the corner.

To the left-hand side of the property, a lawned garden stretches alongside porcelain-paved pathways, offering pedestrian access to the rear. The rear garden boasts an expansive lawn where two pathways intersect, leading to a paved patio area perfect for outdoor entertainment. Borders filled with bedding plants and shrubs line the left side, while a hedge acts as a boundary, separating the property from its neighbor on the right.

A magnificent weeping willow graces the corner of the garden, offering a picturesque focal point as it overlooks the fields beyond. With its well-established presence and secluded grounds, the property stands as a testament to its beauty and tranquility.

### 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.

### Planning Permission

Please note that there was previously OUTLINE PLANNING permission granted for a DETACHED DWELLING on the described plot. This information may be of interest to builders, speculators, or DIY enthusiasts seeking development opportunities. While planning consent has been obtained for a Detached One Level Dwelling, it is important to highlight that the plot may also be suitable for a Detached House, contingent upon submission of an amended planning application to Staffordshire Moorlands District Council.

For further information regarding the planning details, interested parties are encouraged to refer to the Staffordshire Moorlands Portal Planning website using Application number SMD/2018/0219. It is worth noting that there exists the potential to acquire a plot within the side garden area, subject to appropriate planning permissions and regulations.

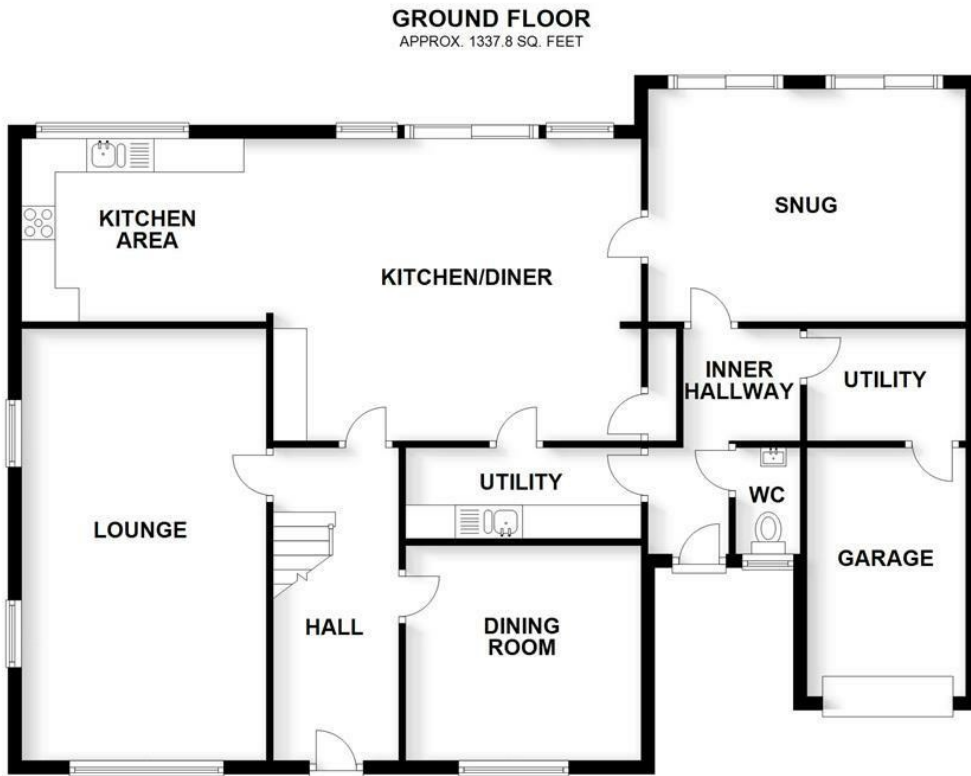












TOTAL AREA: APPROX. 2255.7 SQ. FEET

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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