



3 Rawle Close, Cheadle, Staffordshire ST10 1UX
Price guide £450,000



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

Step into the expansive family home of your dreams, nestled within an established detached house that has undergone thoughtful alterations to enhance its appeal. While it may benefit from some cosmetic updates to modernise its appearance, rest assured, this property has been meticulously maintained, ensuring its integrity and longevity. As you enter, you're greeted by a welcoming entrance hall, leading to a cloakroom for added convenience. The generously sized lounge beckons with sliding doors opening into a UPVC conservatory, seamlessly blending indoor and outdoor living. The kitchen, adorned with charming shaker-style traditional units, boasts built-in appliances and ample space for a breakfast area, perfect for casual family meals. Adjacent, you'll find a utility room and a large storeroom, providing ample storage solutions. An inner passage leads to the master bedroom, complete with an en-suite bathroom, ideal for accommodating a live-in relative if needed. Upstairs, a large galleried landing sets the stage for a master bedroom with ensuite and balcony, three additional bedrooms, and a family bathroom. Situated within an elite cul-de-sac of similar large properties and bungalows, this residence offers a tranquil setting synonymous with prestige. Gated access leads into the grounds, providing ample parking space, while the good-sized plot boasts a well-maintained rear garden, featuring a lawned area, lush flower borders, a vegetable patch, greenhouse, and paved patio for outdoor seating. Don't miss out on the opportunity to make this lovely residential property your own, offering both space and serenity in a sought-after part of town.



The Accommodation Comprises

Entrance Hall

12'8" x 9'4" (3.86m x 2.84m)

Step into elegance and functionality with our inviting entrance hall package. Featuring a premium UPVC front door paired with a sleek side window, this set promises both style and security. There is a radiator and tiled floor ensuring easy maintenance.

Cloakroom

4'8" x 3'3" (1.42m x 0.99m)

The ensemble includes the convenience of a wash hand basin paired seamlessly with a low flush WC. There is a tiled floor and woodgrain UPVC window.

Spacious Lounge

22'2" x 11'8" (6.76m x 3.56m)

Indulge in the grandeur of this spacious room and admire the opulence of the marble Adam-style fireplace, the centerpiece of the room incorporating a coal effect fitted fire. UPVC sliding patio doors lead gracefully into the Conservatory.

Conservatory

11'2" x 12'4" (3.40m x 3.76m)

A tranquil conservatory, seamlessly merging indoor comfort with the beauty of nature. Partial brick and UPVC construction provide durability and insulation, while laminate flooring offers both sleek style and easy maintenance. Step through the inviting doors into the garden.

Kitchen

9'8" x 12'3" (2.95m x 3.73m)

Welcome to the heart of your home, where family gatherings and culinary delights come together seamlessly. Step into this welcoming fitted breakfast kitchen, designed with the needs of a busy family in mind. Adorned with timeless shaker-style traditional units, complete with chrome knob handles, this room exudes classic charm and elegance. Equipped with a freestanding Belling Gas Range cooker, hob, and overhead extractor hood, this kitchen is ready to inspire your culinary creations. The sleek grey-style worktops not only provide ample workspace but also add a modern touch to the traditional design.

Positioned beneath the UPVC window, a pristine enamel sink unit with a convenient side drainer and modern mixer tap awaits. The tiled floor adds a touch of refinement while ensuring easy cleaning, complemented by the part-tiled splash-back for a cohesive look.

With space for a family table, this kitchen invites you to create lasting memories around delicious meals, making it the perfect hub for family life.

Utility Area

9'8" x 12'3" (2.95m x 3.73m)

Featuring a sleek stainless steel sink unit and ample worksurface, this space is tailored for effortless cleaning and organization. Stay cosy with a radiator, tiled floor and part tiled walls. There is a UPVC window that provides natural light into the room.

Store Room/ Rear Entrance

6'10" x 12'3" (2.08m x 3.73m)

With wall unit.

Inner Passage

10'10" x 3'6" (3.30m x 1.07m)

Offering a radiator and UPVC window.

Master Bedroom

13'11" x 11'7" (4.24m x 3.53m)

Welcome to the tranquil retreat of our ground floor master bedroom. Featuring a cosy radiator for optimal comfort and a window inviting natural light to fill the space.

En-Suite Bathroom

7'6" x 9'6" (2.29m x 2.90m)

Experience comfort and accessibility with our walk-in bath, thoughtfully designed to cater to the needs of individuals with disabilities or those in their golden years. Equipped with a convenient mixer tap and shower overhead, this bath offers. The glass side screen ensures safety while bathing. Adjacent to the bath, you'll find a wash hand basin with a vanity unit underneath, offering storage space. The low flush WC further enhances accessibility, while the chrome towel radiator adds a touch of practicality. Illuminating the space is the warm glow of inset spot lighting.

First Floor

Stairs rise leading up to the:

Landing

22'2" x 9'1" reducing to 4'11" (6.76m x 2.77m reducing to 1.50m)

Discover convenience with the built-in cupboard, offering ample storage for household essentials. Inside, you'll find a pressurized washing cylinder and a Baxi wall-mounted gas boiler, ensuring efficient and reliable hot water supply throughout your home.

Bedroom Two

21'3" x 12'0" (6.48m x 3.66m)

Welcome to this spacious bedroom retreat, boasting a built-in wardrobe with mirrored doors for ample storage. Stay cosy with two radiators while enjoying natural light from the window. Step out onto the balcony through the sliding patio door for a breath of fresh air and relaxation.

Bedroom Three

12'7" x 11'4" (3.84m x 3.45m)

A range of built-in fitted bedroom units provides ample storage space, ensuring everything has its place and keeping clutter at bay. A radiator providing warmth, while the UPVC window invites natural light to fill the room.

En-Suite Bathroom

8'3" x 10'6" (2.51m x 3.20m)

Indulge in luxury within the comfort of this bedroom's en-suite bathroom. Relax and unwind in the jacuzzi bath, complemented by his and her bowl sinks with elegant mixer taps and a convenient vanity area underneath. The en-suite is equipped with a low flush WC and bidet for added convenience. Stay warm with a radiator and chrome towel radiator, while the laminate flooring and part-tiled walls further touches. Natural light fills the space through the UPVC window.

Bedroom Four

8'6" x 9'9" (2.59m x 2.97m)

Bedroom Five

9'3" x 11'11" (2.82m x 3.63m)

Welcome to the spacious fourth bedroom, featuring laminate flooring for easy maintenance and a UPVC window to welcome in natural light.

Family Bathroom

9'9" x 10'7" (2.97m x 3.23m)

Welcome to this stunning family bathroom having a relaxing corner bath with a convenient panel, or step into the sleek shower cubicle with glass enclosure instead. His and her hand basins, accompanied by built-in storage cupboards underneath, offer both functionality and style.

The suite features a bidet and low flush WC for added convenience. Part-tiled walls ensuring easy maintenance, UPVC window, and a radiator.

Store Room

22'6" x 10'8" (6.86m x 3.25m)

Previously a garage, this property now boasts the added advantage of a spacious storeroom, providing ample space for all your storage needs.

Outside

Nestled within an exclusive cul-de-sac adorned with similarly prestigious properties and a select few bungalows, this residence offers a rare opportunity in a sought-after locale. Enjoying a tranquil ambiance, it sits within a prestigious part of town, providing a serene escape from the hustle and bustle of everyday life

Approaching the property, you're greeted by a small walled boundary and gated access, leading into the expansive grounds that offer ample parking space. Occupying a generous plot, a pedestrian path leads to the rear garden, featuring a lush lawned area, meticulously tended flower borders, and a vegetable patch ready for your green thumb. Complete with a greenhouse and paved patio seating area, this outdoor space is an idyllic retreat for relaxation and enjoyment.

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.

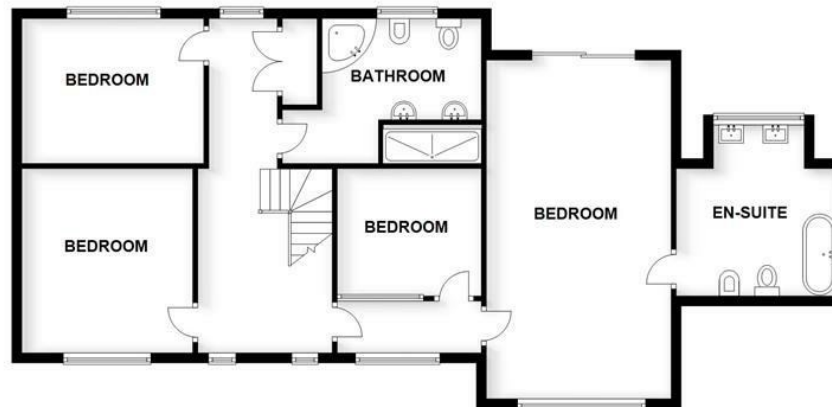




GROUND FLOOR
APPROX. 1351.2 SQ. FEET



FIRST FLOOR
APPROX. 1071.9 SQ. FEET



TOTAL AREA: APPROX. 2423.0 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		
(81-91) B		
(69-80) C		
(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		
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

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