



**50 Coleridge Drive, Cheadle, Staffordshire ST10 1XA**  
**Price guide £375,000**



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

Introducing a newly renovated detached residence offering an expansive layout ideal for family living. Boasting a total of six bedrooms, this property has been meticulously redesigned to optimize space and comfort. Upon entry, you're greeted by a welcoming hallway featuring a convenient downstairs toilet. The lounge area exudes warmth with a charming fireplace and seamlessly flows into the dining area, creating a perfect space for entertaining. A rustic-inspired kitchen awaits, adorned with pale green cabinetry complemented by light wood accents and a striking is of wood and granite countertops. Complete with integrated appliances and a matching utility area, it's both stylish and functional. Ascend the stairs to discover the master bedroom, complete with en-suite facilities, along with four additional bedrooms and a tastefully appointed bathroom featuring light grey tiling and contemporary fixtures. Bedroom two and three share an en-suite, enhancing convenience and functionality for occupants. Further up, a unique retreat awaits with an additional bedroom boasting a Velux window, walk-in wardrobe, and study area, offering versatility and privacy. Outside, ample on-site parking is available at the front, while the rear boasts an enclosed lawn garden, accompanied by a decking area and decorative borders, providing the perfect outdoor oasis for relaxation and enjoyment. This property offers a blend of modern convenience and timeless elegance, promising an exceptional lifestyle for its fortunate occupants.



## The Accommodation Comprises

### Entrance Hall

Step into elegance through the UPVC double glazed entrance door, sheltered by a welcoming storm porch. As you cross the threshold, you're greeted by the timeless charm of engineered oak flooring, extending a warm invitation into the home. Ascend the stairs gracefully rising to the first floor.

### Guest Cloakroom

Here, you'll find a wash hand basin and a low-level flush WC, providing essential amenities for everyday comfort. The space is adorned with the same engineered oak flooring found throughout.

### Lounge

16'4" (into bay) x 10'4" (4.98m (into bay) x 3.15m )

Indulge in relaxation and charm in the lounge, where comfort meets sophistication. Adorned with a bay window overlooking the front, natural light cascades into the room, creating an inviting ambiance. The focal point is a striking feature fireplace, while a radiator ensures comfort during colder seasons. Thoughtful shelving adds both functionality and decorative appeal.

### Dining Room

16'7" x 9'11" (5.05m x 3.02m)

A space designed for family gatherings where French doors lead out to the lush garden, infusing the room with natural light and creating a seamless transition between indoor and outdoor living. Two radiators ensure comfort, while a sleek wall unit discreetly houses the property's boiler. The engineered oak floor continues its graceful flow through.

### Breakfast Kitchen

18'4" x 11'5" (5.59m x 3.48m )

Step into the heart of the home, where rustic charm meets modern convenience in the kitchen. Adorned in a country-style aesthetic, pale green and oak style shaker cabinets with chrome polished handles exude timeless elegance. The mixed granite and wood worktops, paired with a brick-style white splash-back, add texture and character to the space, complemented by the natural allure of Indian stone flooring. Equipped for culinary adventures, the kitchen features a Belfast sink, along with a freestanding Range gas/electric oven boasting a gas hob and extractor overhead. Ample space is provided for further appliances, alongside an integrated dishwasher for added efficiency. Sunlight filters in through both an inviting UPVC window and a Velux window to the rear, while a convenient door leads to the side of the property.

Thoughtful details abound, including spotlights that illuminate the culinary workspace, ensuring every dish is prepared with precision. Stay cosy during meal preparation with the warmth from a radiator, while an integral door leads to the garage, complete with electric amenities, adding practicality to this exceptional kitchen space.

### Utility

Continuing the seamless flow of Indian stone flooring from the kitchen, this space offers both functionality and aesthetic appeal. Plumbing for an automatic washing machine is conveniently provided, ensuring laundry tasks are efficient. Complementing the elegant design, the room features complementary tiling and wall cupboards, offering ample storage solutions.

### First Floor

Stairs from Entrance Hall lead up to the:

### Landing

Here, you'll find loft access, providing potential for additional storage or customisation to suit your needs. An airing cupboard is conveniently situated off the landing, housing the hot water tank and radiator.

### Master Bedroom

10'5" x 10'4" (3.18m x 3.15m )

Step into the luxurious retreat of the master bedroom, where comfort and elegance converge. Natural light filters through the window and radiator.

### En-Suite

Step into the shower cubicle, featuring a plumbed-in shower, offering a refreshing start to your day or a soothing retreat at day's end. A wash hand basin with vanity adds practicality and style, complemented by the presence of a toilet for added convenience.

Elegantly appointed, the en-suite boasts complementary tiling that adds a touch of sophistication to the space. Natural light streams in through the double glazed window. Underfoot, durable vinyl flooring ensures both practicality and easy maintenance.

### Bedroom Two

11'6" x 10'7" (3.51m x 3.23m )

Bedroom two features a window for natural light and a radiator for comfort.

### Jack and Jill En-Suite

Shared between bedroom two and three, offers convenience and style. It includes a shower cubicle with a plumbed-in shower, a wash hand basin, and a toilet. Complementing by tasteful tiling, a heated towel radiator adds comfort, while cushion flooring ensures practicality and easy maintenance.

### Bedroom Three

9'8" x 7'6" (2.95m x 2.29m )

Features a UPVC window for natural light and a radiator for comfort.

### Bedroom Four

10'0" x 9'10" (3.05m x 3.00m )

Boasting a window and radiator, with the added convenience of a shared Jack and Jill en-suite.

### Bedroom Five

9'11" x 6'4" (3.02m x 1.93m)

With window and radiator.

### Family Bathroom

The family bathroom is elegantly appointed with a wash hand basin featuring a vanity unit and a low-level WC. Complementary tiling adds a touch of sophistication to the space, while double windows and wall paneling enhance the overall aesthetic appeal.

### Second Floor

Stairs rise to the:

### Bedroom Six

9'8" x 7'2" (2.95m x 2.18m )

Offers ample space with a window providing natural light. It also features convenient walk-in wardrobes and spot lighting.

### Study

11'6" x 6'2" (3.51m x 1.88m )

Enhanced by a Velux window and under eaves storage.

### Outside

Nestled within a sought-after residential estate, this property boasts a tarmac driveway that spans the front, providing ample on-site parking for your convenience. At the rear, gated access from the side leads into the expansive garden retreat. Here, you'll find a lush lawn bordered by well-established greenery, creating a picturesque backdrop for outdoor enjoyment. A paved patio offers a charming space for seating and relaxation, while an additional decking area provides the perfect setting for outdoor entertaining, for family and friends to gather.

### 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.



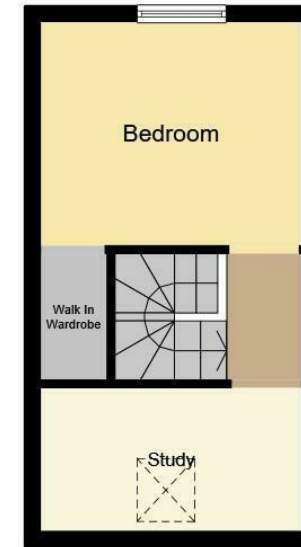




**Ground Floor**



**First Floor**



**Second Floor**

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>		
(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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

