



29 Millbrook Way, Cheadle, Staffordshire ST10 1XW
Offers around £320,000



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

Welcome to this beautifully extended four-bedroom detached home, offering the perfect blend of modern comfort and traditional charm. Situated on the edge of a quiet estate in a peaceful cul-de-sac, this property boasts privacy and tranquility, with no front-facing neighbors and minimal through traffic. The entrance hall invites you in leading to an open-plan lounge, dining, and family area, where an attractive feature fireplace adds a cosy touch. The property has been thoughtfully extended to the rear, creating additional living space that enhances the home's versatility. A second reception room, currently used as a child's playroom, offers flexibility for various purposes. The kitchen, part of the extension, is a true centerpiece, featuring elegant wooden shaker cabinetry, black contrasting countertops, and a matching central island, creating a stylish space for cooking and socialising. Adjacent to the kitchen, a utility room continues the kitchen's theme, providing extra storage and a convenient downstairs toilet completes the ground floor layout. Upstairs, the master bedroom is a luxurious retreat with fitted wardrobes and en-suite. Bedrooms two and three, also part of the extension, are generously sized double rooms. The fourth bedroom is currently used as a home office, perfect for those who work from home or need a quiet space for study. The spacious family bathroom, fitted with a three-piece white suite, serves the remaining bedrooms and ensures ample convenience for the whole family. Outside, the property impresses with its well-maintained front garden, featuring a lawn edged with greenery and small shrubs, along with a driveway that provides on-site parking and access to the integral garage. Additionally, there is a parking spot opposite the property for guests. The rear garden, fully enclosed with fenced boundaries, offers a simple yet ample outdoor space, including a lawn and a paved patio area perfect for alfresco dining and relaxation.



The Accommodation Comprises

Entrance Hall

Features laminate flooring and a radiator, with stairs leading to the first floor.

Spacious Lounge/ Family Area

27'5" (max) x 12'2" (8.36m (max) x 3.71m)

Step into this expansive lounge, where elegance meets comfort. The focal point is a stunning wooden Adam-style fireplace, beautifully framing a black marble inset and hearth, complete with a cosy gas fire —perfect for those chilly evenings. A large bay window floods the room with natural light, overlooking the front elevation and adding to the room's inviting atmosphere.

Dining Area

16'6" x 9'3" (5.03m x 2.82m)

Towards the rear of the lounge, you'll find a generously sized dining area, ideal for family meals and entertaining. With two radiators ensuring warmth throughout, this space effortlessly combines style and functionality, making it the perfect heart of your home.

Playroom/ Reception

12'0" x 8'2" (3.66m x 2.49m)

A versatile space that offers flexibility for various uses, with the added bonus of patio doors that open directly onto the rear garden, making it ideal for alternative accommodation or a seamless indoor-outdoor living experience.

Traditional Kitchen

14'0" x 11'3" (4.27m x 3.43m)

Discover the heart of the home in this beautifully designed kitchen, where functionality meets style. The medium oak shaker-style units are complemented by dark worktops, creating a warm and sophisticated look. A large window to the rear elevation offers delightful views of the garden, ensuring a bright and airy atmosphere. The kitchen features a stylish cooker alcove with a range cooker and a sleek cooker hood, making it a chef's delight. Glazed display cabinets add a touch of elegance, while the tile-effect flooring ensures practicality.

The central island not only provides ample storage but also features a breakfast bar, perfect for casual dining. The sink with drainer is well-positioned, and the kitchen is equipped with an integrated fridge-freezer and space for a dishwasher, catering to all your needs. A radiator keeps the space comfortable, and a door leading out to the garden enhances the connection between indoor and outdoor living. This kitchen is both a functional workspace and a stylish gathering area, ideal for family meals and entertaining.

Utility Room

5'10" x 4'11" (1.78m x 1.50m)

A practical and well-designed space, featuring a sink and base

cupboards with matching worktops for a cohesive look. The tiled-effect flooring ensures easy maintenance, while the partially tiled walls add a touch of sophistication. It also includes space and plumbing for a washing machine, making it a convenient and efficient area for handling household chores.

Guest Cloakroom

4'11" x 3'2" (1.50m x 0.97m)

Offering a wash hand basin, low flush WC and radiator.

First Floor

Landing

Having access to a fully board loft.

Master Bedroom

12'3" x 10'4" (3.73m x 3.15m)

Located at the front of the house, this bedroom features a window that lets in ample natural light. It includes both a built-in single wardrobe and a built-in double wardrobe, providing generous storage options. Additionally, it offers direct access to the ensuite.

En-Suite

7'10" x 4'1" (2.39m x 1.24m)

Featuring a tiled shower cubicle with a sleek glass door. It includes a pedestal wash hand basin and a low flush WC for convenience. A radiator ensures warmth while two storage cupboards offer ample space for toiletries and essentials.

Bedroom Two

17'8" x 5'8" (5.38m x 1.73m)

Having been extended, offers a generously sized space with a window that overlooks the rear garden, providing a tranquil view and plenty of natural light. A radiator ensures the room remains cozy and comfortable throughout the year.

Bedroom Three

17'8" x 5'8" (5.38m x 1.73m)

Also part of the extension, features a window that lets in ample natural light and a radiator.

Bedroom Four

7'10" x 8'9" (2.39m x 2.67m)

Versatile and could comfortably serve as a single bedroom but currently used as an office.

Family Bathroom

8'7" x 8'0" (2.62m x 2.44m)

The family bathroom offers a bath featuring an overhead shower spray and stylish tiled splash-backs. It includes a low flush WC and a wash hand basin for your convenience. An extractor fan ensures proper ventilation, while a radiator keeps the space warm. The wooden-effect flooring adds a touch of elegance and complements the overall design.

Outside

Nestled in a peaceful cul-de-sac with no front-facing neighbors, this property offers a serene and private setting. The tarmac driveway provides convenient parking, and there is an additional parking space opposite the property for guests. A lawned garden to the side is bordered with shrubbery and edged with low-height wooden trim, while access to the integral garage is through a metal up-and-over door and side courtesy door for easy access.

The rear garden, accessible via the side of the property, is an excellent space for family enjoyment. It features a spacious lawn, ideal for children's play, and an extensive Indian stone patio area that creates an ideal setting for outdoor seating and entertaining. Additional storage is available in the timber shed, and the garden is fully enclosed with fencing for added privacy and security.

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

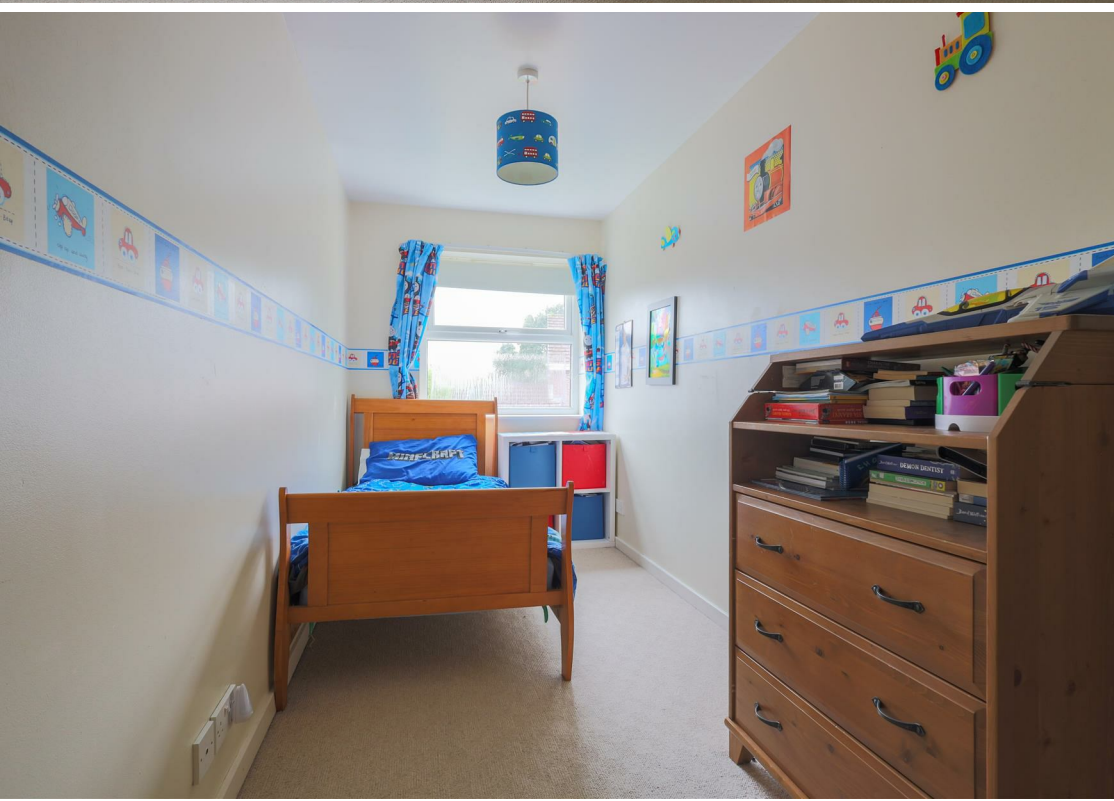
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

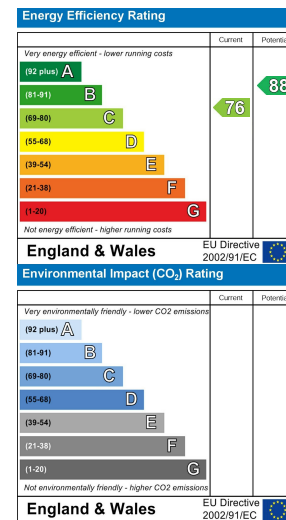
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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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