



1 Spout Lane, Cheadle, Staffordshire ST10 1QY
Offers around £359,950



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

Stunning New-Build Detached Home in Exclusive Cheadle Development

This beautifully crafted, modern family home is part of an exclusive development of just nine detached properties on the outskirts of Cheadle. Boasting high-end finishes and upgraded features, this property offers a stylish and hassle-free purchase with no upward chain.

Upon entering through a covered porch, you'll be greeted by a spacious hallway. To the right, the large lounge stretches the full length of the house, featuring patio doors that open onto the rear garden, filling the room with natural light. To the left, a sleek, contemporary kitchen with high-gloss slate cabinetry and integrated appliances offers a perfect space for dining and entertaining. A convenient downstairs cloakroom is located off the hallway between the two rooms. Upstairs, the generously sized master bedroom enjoys its own modern en-suite bathroom, while three additional bedrooms and a stylish family bathroom complete the first floor. The property is approached via a private tarmac road that leads to the nine unique homes in the development. Positioned at the entrance, this home benefits from a side long driveway as well as front parking for added convenience. The rear garden, enclosed by timber panel fencing, is private and not overlooked, with a wooded backdrop offering tranquility and a sunny outdoor space perfect for relaxation. Ideally located within walking distance of Cheadle town center, the home is close to excellent schools, including Painsley High School and Cheadle Academy. A petrol station and a proposed new supermarket are just a short walk away, while the nearby A50 provides easy access to surrounding cities.

This immaculately presented home is ready for its new owners to move in and enjoy a lifestyle of modern comfort in a prime location. Don't miss this rare opportunity!



The Accommodation Comprises:

Entrance Hall

19'5" x 5'9" (5.92m x 1.75m)

The entrance hall features a sleek composite door, neutral ceramic tiled flooring, and provides easy access to all rooms, with stairs elegantly leading to the first floor. A handy understairs cupboard offers a practical storage space with spot lighting.

Spacious Lounge

26'10" x 12'1" (8.18m x 3.68m)

The expansive lounge spans the length of the property, offering abundant space with a large front-facing window and rear patio doors that open to the garden. A stunning brick feature fireplace with an oak mantle houses a charming log burner, adding warmth and character to the room.

Modern Kitchen

23'6" x 8'4" (7.16m x 2.54m)

The kitchen boasts sleek high-gloss slab cabinetry in a striking U-shaped layout, with dark grey lower units contrasted by lighter upper units. Equipped with integrated appliances, including a dishwasher, Lamona washer/dryer, tall fridge, separate tall freezer, built-in oven, gas hob, and stainless steel extractor, this kitchen is designed for modern convenience. A discreet cupboard houses the Baxi gas central heating boiler, while crisp white quartz countertops feature an inset stainless steel sink beneath a front-facing window. The far end of the kitchen offers a cosy seating area with added sockets and a TV point, and like the lounge, patio doors open onto the rear garden for seamless indoor-outdoor living.

Guest Cloakroom

3'5" x 5'9" (1.04m x 1.75m)

The guest cloakroom features a sleek wash hand basin set within a vanity unit, a low flush WC, and a side window for natural light. The ceramic tile flooring seamlessly continues from the hallway, adding a cohesive and polished look.

First Floor

Stairs rise up to the:

Landing

Access to all bedrooms and bathroom.

Master Bedroom

15'2" x 12'1" (4.62m x 3.68m)

The master bedroom is generously sized, offering ample space for furniture and relaxation, with the added benefit of direct access to a private en-suite for ultimate convenience and front facing window.

En-Suite

5'9" x 5'9" (1.75m x 1.75m)

The en-suite features a fully tiled corner shower cubicle with a plumbed-in shower and glass doors. A sleek wash hand basin sits beneath a privacy window, complemented by two vanity drawers for storage, positioned next to the WC for a streamlined and functional layout.

Bedroom Two

11'4" x 10'2" (3.45m x 3.10m)

Offers a window looking out over the rear elevation and beyond.

Bedroom Three

10'10" x 11'1" (max) (3.30m x 3.38m (max))

Featuring a window allowing natural light to pour through.

Bedroom Four

11'4" x 7'8" (3.45m x 2.34m)

Located to the rear with window overlooking the garden and beyond.

Family Bathroom

5'6" x 8'6" (1.68m x 2.59m)

The family bathroom showcases a modern white three-piece suite with elegant cream and neutral tiled walls and flooring. The P-shaped bath includes a glass side screen and shower spray for added convenience. A stylish wash hand basin is set within a vanity storage cabinet, alongside the WC, while a chrome feature towel rail adds a touch of luxury.

Outside

The property is accessed via a shared tarmac driveway that serves all nine homes within the development. No. 1 benefits from front parking and an extended driveway along the side, providing additional parking and convenient rear garden access. The expansive rear garden spans the width of the home, featuring a neatly lawned area and a block-paved

patio ideal for outdoor seating. A gate at the back opens into a charming wooded area, leading down to a picturesque brook, offering a peaceful and scenic backdrop.

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.





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		
	Current	Potential
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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