



**Sirius The Boundary, Cheadle, Staffordshire ST10 2NU**  
**Asking price £475,000**



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



This individual, detached modern family home offers a truly unique opportunity to enjoy breathtaking views over the lush, rolling Staffordshire countryside, combining the best of rural tranquility with exceptional convenience. Located just moments from local towns, commuter links, and highly regarded schools, this property offers the perfect balance of peaceful living and easy access to everything you need. Nestled within a generous plot, this spacious and versatile home has been meticulously cared for and is ready for you to move in and start enjoying immediately. From the moment you enter, you'll be impressed by the welcoming entrance hallway and thoughtful design throughout.

The ground floor features a spacious, light-filled lounge with Alexa-controlled lighting and a stunning media wall, creating a perfect space for both relaxation and entertaining. The additional reception room offers flexibility to be used as a fourth bedroom, office, or cozy sitting room—tailored to suit your lifestyle needs. At the heart of the home is the expansive entertainment kitchen, equipped with state-of-the-art appliances, ample storage, and a dining area with bi-folding doors that open onto the rear garden, allowing you to enjoy the serene countryside views from inside and out. The utility room, with matching units to the kitchen, adds practicality and convenience.

Upstairs, the impressive galleried landing leads to the luxurious master suite, complete with en-suite facilities for added privacy. Two further well-sized bedrooms provide ample space for family and guests, while the family bathroom offers a contemporary and relaxing setting.

Set on a large, beautifully landscaped garden plot, this home boasts a driveway with ample parking and direct access to the garage. The rear garden has been thoughtfully tiered to create two fantastic seating areas—perfect for alfresco dining, entertaining, or simply soaking up the stunning views of the countryside.















