



4 Croxden Close, Cheadle, Staffordshire ST10 1NL
Offers around £300,000



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

Step inside this beautifully presented, mature detached bungalow and discover a home that effortlessly combines comfort, flexibility, and practicality.

From the moment you enter, the welcoming hallway invites you into a cosy lounge—a perfect spot to unwind. This charming space features an elegant Adam-style fireplace with a wooden surround and coal-effect gas fire, creating a warm and inviting atmosphere, especially on cooler evenings.

The lounge flows seamlessly into the spacious kitchen/dining area—the true heart of the home. Here you'll find a range of classic cream shaker-style units, integrated appliances, and an impressive Rangemaster oven—ideal for both everyday cooking and entertaining guests.

To the rear of the property lies a delightful conservatory, flooded with natural light and offering a peaceful setting to enjoy your morning coffee while overlooking the tranquil, private garden.

The bungalow offers three generously sized bedrooms, each providing superb versatility—whether you need a guest room, home office, or creative space for hobbies.

The modern bathroom is both stylish and practical, featuring a sleek white suite, contemporary spot lighting, a full-size bath with shower over, and a separate walk-in shower—perfect for accessibility and everyday ease. Outside, the home is approached via a block-paved driveway that spans the full width of the plot, offering ample off-road parking. Side access through small gates leads to the beautifully maintained rear garden, which boasts mature hedging for privacy, established planting, and a well-positioned patio. A charming garden office provides a peaceful retreat, perfect for working from home or enjoying summer evenings in comfort. Positioned on a generous corner plot within a sought-after residential estate, and just a short distance from Cheadle town centre and local amenities, this home is ideally suited to downsizers, retirees, or anyone seeking a quiet, low-maintenance lifestyle.

WITH NO UPPER CHAIN



Entrance Hall

6'5" x 3'1" (1.96m x 0.94m)

A covered entrance porch leads directly into the entrance hall, which features a UPVC front door with matching side panel and a single radiator.

Lounge

14'0" x 14'0" (4.27m x 4.27m)

A warm and inviting lounge, beautifully enhanced by an elegant Adam-style fireplace with its original wood surround, marble inset and hearth, and a charming coal-effect gas fire — creating the perfect focal point for cosy evenings. A double radiator ensures comfort year-round, making this the ideal space to relax and unwind at the end of the day

Conservatory

9'0" x 24'9" (2.74m x 7.54m)

This spacious conservatory offers an abundance of natural light through UPVC windows and an aluminium double-glazed door leading to the rear garden. Finished with a tiled floor, inset spot lighting, and a radiator, it's a perfect year-round living space

Kitchen/Diner

16'11" x 11'11" reducing to 7'4" (5.16m x 3.63m reducing to 2.24m)

A stylish and well-equipped kitchen/diner boasting a range cream shaker style high and low-level units with generous worktop space, an inset ceramic sink with mixer tap, and integrated appliances including a fridge, freezer, and dishwasher. The impressive 5-ring Rangemaster oven is paired with a sleek stainless steel extractor hood, while laminate flooring and modern spot lighting complete the contemporary finish.

Utility Room

8'1" x 5'6" (2.46m x 1.68m)

Well-appointed utility room featuring a practical tiled floor, a double-glazed window for natural light, and a wall-mounted Worcester combi boiler providing efficient heating and hot water to the property.

Inner Hallway

5'8" x 5'10" (1.73m x 1.78m)

With Built in storage cupboard and access to the loft

Bedroom one

14'2" x 7'10" (4.32m x 2.39m)

A comfortable sized bedroom, located at the rear of the property. Complete with a UPVC double-glazed window for natural light and a radiator.

Bedroom two

10'9" x 11'10" (3.28m x 3.61m)

Situated at the front of the property, this generous size room features a uPVC window and single radiator

Bedroom Three

12'6" x 7'4" (3.81m x 2.24m)

Another generous sized bedroom, located at the front of the property, complete with laminate flooring, a UPVC window and a single radiator for comfort. There is also access to the loft.

Bathroom

8'0" x 9'10" (2.44m x 3.00m)

Designed with both comfort and versatility in mind, this well appointed bathroom features a panelled bath with side screen and a modern plumbed-in shower, as well as a separate, more accessible shower base with a Tridon electric shower — perfect for households seeking flexibility. A sleek white vanity unit with integrated wash basin and mixer tap adds a contemporary touch, paired with a low-flush WC for efficiency. Fully tiled walls, stylish inset spot lighting, and a radiator complete the space.

Outside

Approached from the road, the property is set on the corner with a block paved driveway that stretches across the front and down the side of the bungalow, offering ample off-street parking and convenient access to the rear garden via gates. The rear of the property features established hedges to the side and back, well maintained lawn and patio area, two timber sheds and a beautiful summerhouse making this the ideal spot to relax in those summer evenings.

Services

All mains 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 agents Kevin Ford and Co Ltd, 19 High Street Cheadle ST10 1AA (01538 751133)

Mortgage

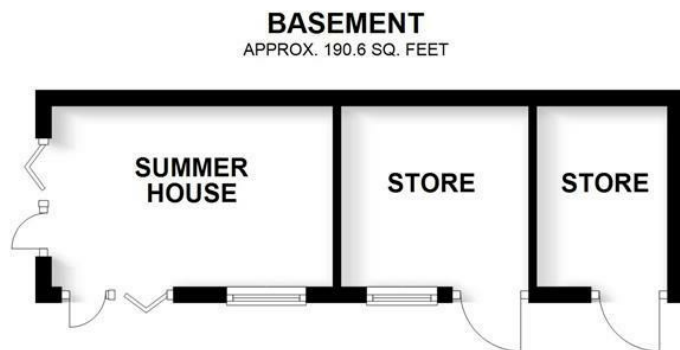
Kevin Ford & Co Ltd operate a FREE financial and mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our office

Agents Notes

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







TOTAL AREA: APPROX. 1312.5 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		
	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