



**35 Wedgwood Road, Cheadle, Staffordshire ST10 1LD**  
**Price guide £259,950**



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

Occupying a prominent position within one of the area's most sought-after residential developments, this beautifully presented detached home offers the perfect combination of style, practicality, and convenience. Ideally situated within easy reach of the popular Master public house, local convenience store, highly regarded schools, and the vibrant high street, everything you need is right on your doorstep.

Lovingly completed and enhanced by the current owner, the property has been thoughtfully designed to create a bright and welcoming home tailored for modern family living. From the moment you step into the entrance hall, you'll appreciate the attention to detail and quality finishes throughout.

The heart of the home is undoubtedly the stunning bespoke farmhouse-style kitchen, finished in an elegant dark green with solid wooden worktops. Beautifully crafted and effortlessly stylish, this impressive space combines timeless character with modern functionality, making it perfect for everyday family life and entertaining alike. The kitchen flows seamlessly into the spacious open-plan lounge and dining area, where bifold doors flood the room with natural light and provide direct access to the rear garden, creating an exceptional indoor-outdoor living experience.

To the first floor, there are three well-proportioned bedrooms, all beautifully presented, together with a recently installed family bathroom featuring a stylish white suite that perfectly blends traditional charm with contemporary design.

Externally, the property continues to impress. A private driveway provides ample parking and leads to the integral garage, while the attractive front garden is neatly laid to lawn. The enclosed rear garden offers a peaceful and private retreat, featuring a well-maintained lawn, decorative gravel borders, and plenty of space for outdoor dining, entertaining, and colourful planting.



## The Accommodation Comprises

### Entrance Hall

12'8" x 6'4" (max) (3.86m x 1.93m (max) )

A welcoming entrance hall featuring attractive oak woodblock flooring, a decorative radiator cover with display shelf, and a modern UPVC entrance door. Benefiting from useful under-stairs storage, the space flows seamlessly into the kitchen through a stylish sliding door.

### Cloakroom

2'7" x 5'1" (0.79m x 1.55m )

The amenities include a wash hand basin with a mixer tap, accompanied by a vanity unit. Additionally, there is a low flush WC, radiator, feature wood-panelled walls, tiled flooring, and a UPVC window.

### Bespoke Farmhouse Kitchen

13'7" x 6'8" (4.14m x 2.03m )

A beautifully handcrafted bespoke kitchen, designed and built by the current owner, featuring an excellent range of gallery-style units with solid wood worktops and an inset ceramic sink. Integrated appliances include a Beko electric oven, induction hob with extractor hood, dishwasher, fridge, and plumbing for a washing machine. Finished with oak engineered woodblock flooring, inset spotlights, a feature radiator, and a bay window providing plenty of natural light.

### Lounge/ Dining Area

13'4" x 17'10"(max) (4.06m x 5.44m(max))

Open plan to the kitchen, this spacious and inviting living area centres around a charming multi-fuel burner set within a stone hearth and wooden mantel. Built-in cupboards and shelving provide useful storage, while oak flooring and feature radiators add warmth and character. A UPVC window and triple bifold doors flood the room with natural light and open directly onto the rear garden, creating the perfect space for both relaxing and entertaining.

### First Floor

Stairs rise up to the Entrance Hall:

### Landing

Access to the roof void, UPVC window to the side elevation.

### Bedroom One

12'8" x 10'6" (3.86m x 3.20m )

A well-proportioned principal bedroom featuring an extensive range of fitted wardrobes, drawer units, and storage cupboards, providing excellent storage and creating an attractive focal point. The room also benefits from a fitted vanity unit, radiator, and a UPVC window allowing plenty of natural light.

### Bedroom Two

9'11" x 9'8" (3.02m x 2.95m)

A comfortable second bedroom benefiting from a built-in wardrobe, providing useful storage. Complete with a radiator and a UPVC window allowing plenty of natural light.

### Bedroom Three

9'7" x 6'11" (2.92m x 2.11m )

The current owner uses this bedroom as functional office space, catering to the versatile needs of its current owner. This adaptable room comes complete with a radiator for comfort, a window offering natural light, and a convenient cupboard housing the property's wall-mount gas combination boiler.

### Family Bathroom

9'6" x 7'9" (2.90m x 2.36m)

Beautifully appointed, this stylish family bathroom combines traditional character with modern convenience. Featuring a Belfast wash hand basin set on bespoke handcrafted cabinetry incorporating a concealed WC, a P-shaped bath with mixer tap, shower attachment, and glass screen. Finished with elegant white porcelain wall tiling, antique white wooden flooring, and a privacy window providing natural light.

### Outside

Occupying a pleasant position within the development, the property benefits from a driveway providing off-road parking and access to the integral garage, complete with an up-and-over door, power, and lighting. The front garden is laid to lawn with established shrubs, creating an attractive approach.

To the rear, the enclosed garden has been thoughtfully landscaped with a well-maintained lawn and gravelled areas,

offering ideal space for outdoor seating, entertaining, and planting.

### 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

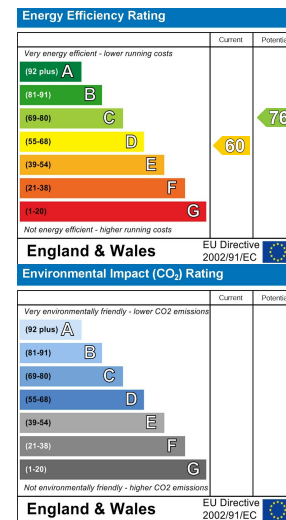
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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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