



## 31 Robina Drive, Cheadle, Stoke-On-Trent, ST10 1HD

Offers In The Region Of £245,000

- Beautifully presented three-bedroom semi-detached property, offering stylish and versatile accommodation
- Situated within a quiet and popular cul-de-sac location
- Contemporary kitchen area enhanced by a Velux skylight and French doors opening directly onto the rear garden
- Three well-proportioned bedrooms to the first floor, providing flexible accommodation
- Separate utility offering additional storage and laundry space
- Extended to the rear to create a stunning open-plan dining kitchen, perfectly designed for modern family living and entertaining
- Modern first-floor family bathroom complemented by a convenient ground-floor shower room, adding practicality for busy households

# 31 Robina Drive, Stoke-On-Trent ST10 1HD

Whittaker & Biggs would like to welcome you to this beautifully presented semi-detached house located in Robina Drive, Cheadle. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the extended open-plan dining kitchen, which has been thoughtfully designed to create a warm and inviting atmosphere. Enhanced by a Velux skylight and French doors, this space is flooded with natural light, making it perfect for both entertaining and everyday family life.

The property boasts two well-appointed bathrooms, including a modern first-floor family bathroom and a convenient ground-floor shower room, ensuring that morning routines are a breeze.



Council Tax Band: B



## Ground Floor

### Hall

5'5" x 4'11"

UPVC double glazed door to the frontage, UPVC double glazed window to the side aspect, stairs to the first floor, radiator.

### Sitting Room

14'5" x 12'9" max measurement

UPVC double glazed window to the frontage, Cannon log burner style fireplace, tiled hearth, radiator.

### Dining Kitchen

21'9" x 11'9" max measurement

UPVC double glazed French doors to the rear, UPVC double glazed window to the side aspect, Velux skylight, units to the basin eye level, peninsula unit, solid wood worktops, Rangemaster extractor hood, (Rangemaster oven available by separate negotiation), ceramic sink and drainer, chrome mixer taps, Integral Bosch dishwasher, space for an American style fridge freezer, tiled floor, radiator, inset ceiling spotlights.

### Rear Hall

5'4" x 2'11"

UPVC double glazed door to the side aspect.

### Shower Room

6'5" x 3'2"

UPVC double glazed window to the rear, walk in shower enclosure, chrome

fitments, vanity wash hand basin, chrome mixer tap, low level WC, radiator, extractor fan.

### Utility

5'4" x 4'1"

UPVC double glazed window to the side aspect, work top, space and plumbing for a washing machine, space for a tumble dryer, gas fired wall mounted Glow Worm boiler, radiator, understairs storage cupboard.

## First Floor

### Landing

UPVC double glazed window to the side aspect, radiator, loft hatch, airing cupboard housing the hot water tank.

### Bathroom

7'7" x 5'5"

UPVC double glazed window to the rear, UPVC double glazed window to the side aspect, panel bath with wall mounted control panel and concealed bath filler, shower over, chrome fitments, pedestal wash hand basin, chrome taps, low level WC, black ladder radiator, tiled and aqua boarded, extractor fan.

### Bedroom One

12'10" x 10'4"

Two UPVC double glazed windows to the frontage, radiator.

### Bedroom Two

10'11" x 9'6"

UPVC double glazed window to the rear, radiator.

### Bedroom Three

9'10" x 7'2"

UPVC double glazed window to the frontage, radiator.

### Loft

Part boarded, pull-down-ladder, light.

### Externally

To the frontage, block paved driveway, wall and hedge boundary, metal gates, gated access to the rear.

To the rear, south west facing garden, paved patio, mainly laid to lawn, fence boundary, timber shed, well-stocked borders, mature shrubs.

### AML REGULATIONS

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	