



*Graham Watkins & Co*

Chartered Surveyors, Estate Agents, Auctioneers & Valuers



Melstone 28 Ox Pasture

Cheddleton, Leek, ST13 7HT

**Offers In The Region Of £325,000**



## Melstone 28 Ox Pasture

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Nestled in the charming village of Cheddleton, Near Leek, this delightful two bedroom detached bungalow offers a perfect blend of comfort and versatility. The property boasts a spacious reception room, breakfast kitchen, with the two well proportioned bedrooms, hobby room/possible third bedroom and shower room.

The bungalow is complemented by a larger than average rear garden, which presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy the outdoors in a tranquil setting over towards The Roaches and countryside.

Additionally, the property includes a garage, providing convenient storage or parking options, with flagged driveway.

Situated in a popular village location, this bungalow is not only a lovely home but also offers a sense of community and accessibility to local amenities. Whether you are looking to downsize or seeking a peaceful retreat, this property is sure to meet your needs. Do not miss the chance to make this charming bungalow your next home.

### Directions

From our Leek office take the A520 Cheddleton Road out of the town. Stay on this road for approximately 3 miles and turn right into Ox Pasture. Follow this road where number Melstone is situated on the right hand side identifiable by our For Sale board.

### Situation

Melstone is situated in the popular semi rural village of Cheddleton and provides far reaching views over towards The Roaches and the surrounding countryside. Cheddleton village offers many countryside walks, good first School, public houses, Vets and convenience store.

### Entrance Porch

UPVC double glazed door to front, tiled floor.

### Hallway

Built in cloak cupboard, Radiator.

(Note: the original Parquet flooring is in situ under the carpet)

### Living Room

15'11" x 11'10" (4.86 x 3.62)

UPVC double glazed windows to front and side, radiator, fireplace including electric fire, window seat with cupboard below, serving hatch to Kitchen.

(Note: the original Parquet flooring is in situ under the carpet)

### Breakfast Kitchen

15'11" x 9'5" (4.86 x 2.88)

Range of base cupboards and drawers with matching wall cupboards, built in oven with extractor over, integrated fridge, breakfast bar, radiators, UPVC picture window overlooking rear garden.

### Side Porch

UPVC double glazed window and door to front, door to rear.





#### W/C Off

Low Level W/C, UPVC double glazed window to rear.

#### Utility Room Off

Housing plumbing for washing machine, shelving and power.

#### Bedroom One

13'5" x 10'10" (4.11 x 3.32)

UPVC double glazed window to front, radiator and built in wardrobe.

(Note: the original Parquet flooring is in situ under the carpet)

#### Bedroom Two

12'1" x 9'10" (3.70 x 3.02)

UPVC double glazed window to rear garden, radiator, built in wardrobe, cupboards and dressing table.

(Note: the original Parquet flooring is in situ under the carpet)

#### Hobby Room

6'11" x 5'6" (2.13 x 1.70)

UPVC double glazed window to rear, loft, built in cupboards.

(Note: the original Parquet flooring is in situ under the carpet)



#### Wet Room

7'4" x 6'0" (2.25 x 1.83)

Open shower with Triton fitment, low level W/C, pedestal wash hand basin, radiator, UPVC double glazed frost window to rear.

#### Outside

Driveway leading to Garage and providing ample off road parking, lawned gardens with mature borders.

#### Garage

18'4" x 9'11" (5.61 x 3.04)

Electric roller shutter door, inspection pit, UPVC double glazed window to rear and door to side, light and power connected.

#### Rear Gardens

Sizeable lawns with flower borders with hedge and fenced boundaries, cold water tap, courtesy lighting.

Timber and felt garden shed and Greenhouse.

#### Stone Outbuilding

6'11" x 6'10" (2.13 x 2.09)

### Council Tax

Local Authority is the Staffordshire Moorlands District Council.

### Services

We believe all mains services are connected.

### Viewings

By prior arrangement through Graham Watkins & Co.

### Measurements

All measurements given are approximate and are 'maximum' measurements.

### Please Note

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

### Tenure & Possession

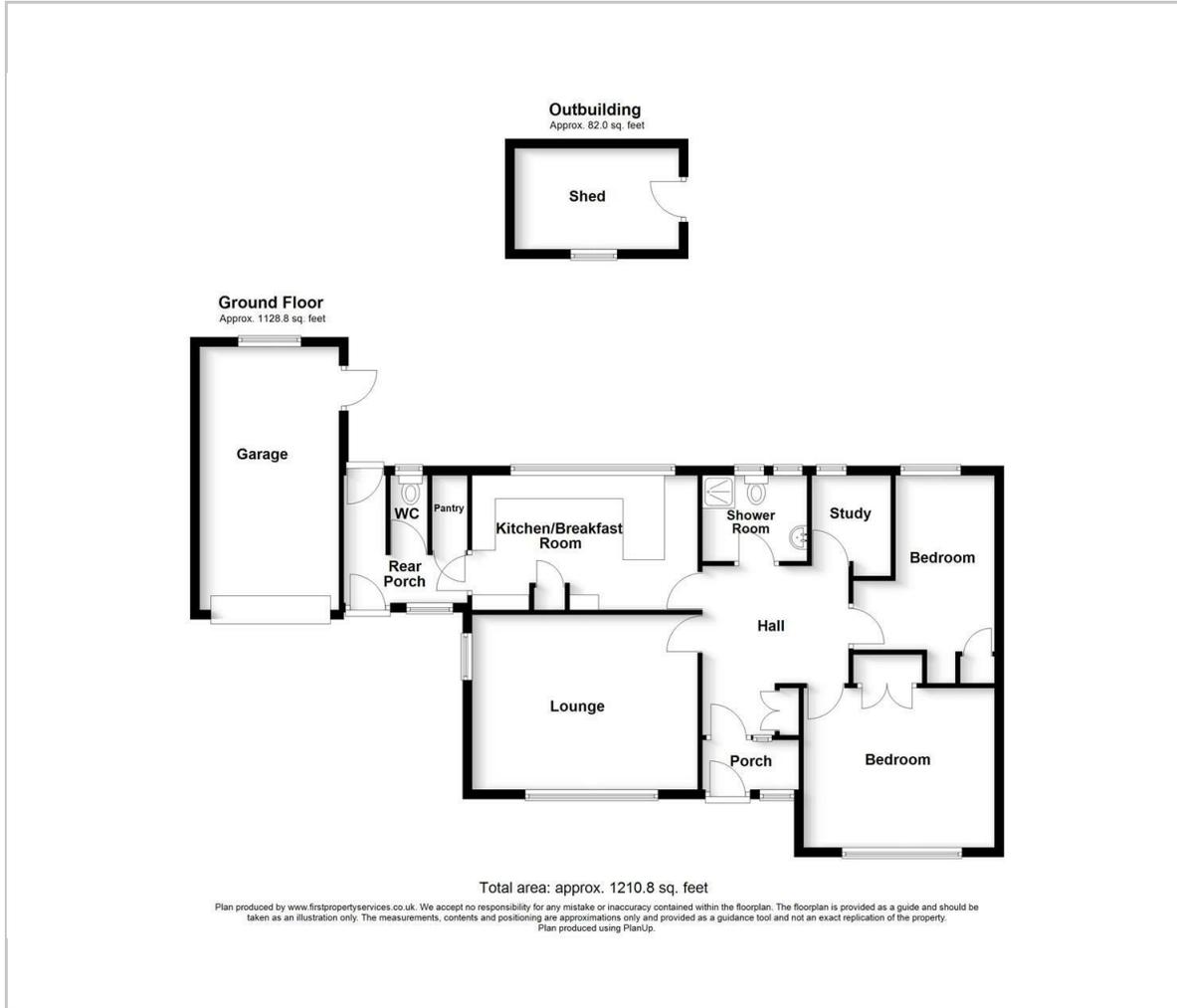
The property is held freehold and vacant possession will be given upon completion.

### Wayleaves & Easements

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.



## Floor Plan



## Viewing

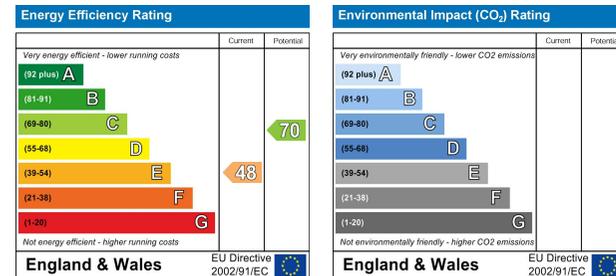
Please contact our Graham Watkins & Co Office on 01538 373308 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.