



**9 Carlton Close, Cheadle, Staffordshire ST10 1LB**  
**Offers around £279,950**



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

Set in a peaceful cul-de-sac and enjoying a rare and enviable backdrop of open fields, this beautifully presented modern detached home offers the perfect blend of comfort, style, and setting. Ideal for families seeking space and convenience, this is a home you'll fall in love with from the moment you arrive.

Finished in soft neutral tones throughout, the accommodation comprises a welcoming entrance hall, a cosy front-facing lounge, and a modern white fitted kitchen with built-in appliances. The adjoining dining area is flooded with natural light thanks to the patio doors, which open straight onto the rear garden—perfect for entertaining or simply soaking in the stunning, uninterrupted rural views.

Upstairs, there are three generously sized bedrooms, two of which benefit from built-in wardrobes. The family shower room is stylish and well-appointed, ideal for modern living.

Outside, the property is just as impressive. A large tarmac driveway provides ample parking to the front, while gated access leads to a detached garage (complete with light and power). The south-facing rear garden is a true retreat—fully enclosed and exceptionally private, it features a lawn, mature borders, and a paved patio area designed to make the most of the sunshine and the idyllic countryside outlook. Imagine enjoying your morning coffee or evening meals with rolling fields as your backdrop—this is the kind of view most only dream of.

Located within walking distance of reputable schools, Cheadle Town Centre, and local amenities, this home also offers excellent commuter links via major 'A' roads and easy access to the M6.



## The Accommodation Comprises

### Entrance Porch

4'11" x 8'8" (1.50m x 2.64m )

Accessed via a UPVC double-glazed entrance door with matching side window, the entrance offers a bright and welcoming introduction to the property and useful storage area.

### Entrance Hall

6'1" x 5'6" (1.85m x 1.68m )

Offers access to the main principal rooms. An understairs cupboard is where the properties boiler is housed.

### Lounge

13'3" x 10'10" (4.04m x 3.30m )

A well-proportioned reception room featuring a large front-facing UPVC double-glazed window that allows for plenty of natural light and provides a pleasant outlook over the front elevation. The room benefits from a double radiator and offers direct access into the adjoining dining area, creating a natural flow for everyday living and entertaining.

### Dining Area

8'4" x 10'10" (2.54m x 3.30m)

A versatile space located open plan kitchen, ideal for family meals or entertaining. UPVC patio doors open directly onto the rear garden, allowing for a seamless indoor-outdoor connection and plenty of natural light. The room also features a radiator.

### Fitted Kitchen

7'0" x 13'0" (2.13m x 3.96m )

A comprehensive range of white high and low-level cupboards and drawer units, the kitchen offers ample storage and work surface space, including an inset stainless steel sink. Integrated appliances include a Hotpoint electric oven and gas hob, with additional plumbing in place for both an automatic washing machine and dishwasher. Finished with practical laminate flooring, the kitchen also benefits from a UPVC rear-facing window and a rear courtesy door providing access to the outside.

### First Floor

Stairs rise from the Entrance Hallway giving access to the:

### Landing

With radiator, side UPVC window and access to the roof void.

### Bedroom One

11'2" x 10'11" (3.40m x 3.33m )

A spacious principal bedroom featuring an excellent range of built-in wardrobes and storage units, providing ample space to keep belongings neatly organised. The room benefits from a single radiator for heating and a UPVC double-glazed window.

### Bedroom Two

10'6" x 9'6" (3.20m x 2.90m )

A generous double bedroom featuring a UPVC window with pleasant views overlooking open fields, creating a tranquil atmosphere. The room is warmed by a radiator.

### Bedroom Three

7'1" x 8'1" (2.16m x 2.46m )

A single bedroom thoughtfully designed with a built-in wardrobe for convenient storage and a UPVC double-glazed window that fills the room with natural light.

### Shower Room

6'5" x 5'0" (1.96m x 1.52m )

A corner shower cubicle fitted with a plumbed-in shower and glass doors, a wash hand basin set into a vanity unit, and a low flush WC. The room is finished with laminate flooring and features a chrome heated towel rail, modern inset spotlighting, and a UPVC double-glazed window, combining style with practicality.

### Outside

Situated in a quiet cul-de-sac on a good-sized, level plot, the property benefits from a tarmac driveway offering ample on-site parking for several vehicles to the front. Gated side access leads to the rear garden and a detached garage, which is equipped with both light and power. The rear garden enjoys a private and fully enclosed setting, featuring a lawned area, well-stocked flower borders, and a paved patio—perfect for outdoor entertaining during the warmer months.

### 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.





