

Church Lane

Checkley, Stoke-on-Trent, ST10 4NJ

John
German





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£430,000

Attractive individually designed and built double-fronted cottage style home providing deceptively spacious & well-appointed accommodation set over three floors. Situated in the popular village within walking distance to its amenities & easy reach of surrounding towns.

Whether looking to move either up or down the property ladder, internal inspection of this lovely unique home is essential to appreciate the combination of its character with modern living, its room dimensions and thoughtful layout, and its condition. Occupying an enclosed plot with a southerly facing rear garden, a traditional carport, driveway and garage are approached via an electric rolling gate.

Situated in the popular village within walking distance to its amenities including Hutchinson First school, village hall and milk stop, The Red Lion public house and Indian kitchen, The New Broom public house and restaurant and the picturesque St Marys & All Saints Church. Only a short drive away is the village of Tean with its range of facilities, plus the towns of Uttoxeter and Cheadle, and the A50 dual carriageway linking the cities of Derby and Stoke-on-Trent plus the M1 and M6 motorways.

Accommodation - A traditional timber and tiled canopy porch has a timber door opening to the enclosed porch, providing space to take off your coats and boots with windows to both sides, and a feature slate effect tiled floor which flows into the central hallway offering a lovely introduction to the home. Stairs rise to the first floor with a useful workstation below, timber doors lead to the spacious ground floor accommodation and to the fitted downstairs WC, and a part glazed door opens to the rear of the property.

The spacious triple aspect lounge extends to the depth of the home, its main focal point being the exposed brick fireplace with a log burner set on a slate effect tiled hearth and timber mantel, feature tiled floor and wide double glazed French doors opening to the rear patio.

On the opposite of the hallway is the fitted dining kitchen which also extends to the full depth of the property, having the feature slate effect tiled floor and dual aspect windows. The kitchen has an extensive range of base and eye level units with fitted worksurfaces and a matching breakfast bar, an inset sink unit set below the rear facing window, a fitted electric hob with a stainless-steel extractor hood over and electric oven under, plumbing for a dishwasher, an integrated fridge and freezer, space for a wine fridge, plus a door to the garage.

To the first floor the pleasant landing has a door opening to the stairs rising to the second floor, and timber doors to the three good sized bedrooms which are all able to accommodate a double bed and furniture. The spacious dual aspect master has a doorway leading to a dressing room, also having dual aspect windows and a door to the fitted ensuite shower room which has a white three-piece suite incorporating a corner cubicle with a mixer shower over. The fitted family bathroom also has a white modern suite with complementary tiling, incorporating a panelled bath with a mixer shower over.

To the second floor there are two useful rooms making an ideal master suite, teenagers' hideaway, or workspace. Comprising a good-sized bedroom which is currently used a gym/study with two double glazed rooflights and storage space in the eaves, with a door leading to the dressing room having fitted wardrobes and storage space in the eaves plus dual aspect windows.

Outside - To the rear the southerly facing garden has a paved patio providing a pleasant seating and entertaining area, leading to the raised lawn with well stocked bed and borders, enclosed to three sides with access to the front. To the front an electric roller gate and a matching pedestrian gate opens to a tarmac driveway with brick edging providing off-road parking for several vehicles, leading to the garage which has timber double doors, power, a personnel door providing direct access into the home, and a door to the utility room which has a fitted worktop and space for white goods, plus a window and door to the rear. On the opposite side of the property there is a traditional timber framed and tiled carport which has timber 5 bar double gates opening to Church Lane.

W3W: unimpeded.feed.ocks



Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The original Planning permission for the construction of the property contains an occupational restriction. Full details are available at John German Estate Agents, in brief the owner needs to have lived in the Staffordshire Moorlands community for at least 5 years, or have strong local connections, need to support a family member or be supported by someone one in the area, or employed in the Staffordshire Moorlands.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard

Parking: Drive, carport and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17092026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





Ground Floor



Floor 1



Floor 2



Approximate total area^m

173.4 m²

1866 ft²

Reduced headroom

6.4 m²

68 ft²

(1) Excluding balconies and terraces

Reduced headroom:

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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