



25 Rockingham Drive, Cheadle, Staffordshire ST10 1YT
Offers around £350,000



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

We welcome to the market this spacious four-bedroom detached family home, ideally positioned on a popular residential development in Cheadle, offering an excellent opportunity for buyers looking to modernise and create a home to suit their own style and requirements. The property offers well-proportioned accommodation throughout, making it particularly well suited to family living. On the ground floor, the welcoming entrance hallway leads through to the lounge, featuring attractive real wood flooring, an Adam-style fireplace and gas fire, with patio doors opening into a generous conservatory. This provides valuable additional living space, with room for both sitting and dining areas, together with direct access onto the rear garden. The fitted kitchen offers a range of Shaker-style units, contrasting granite work surfaces, integrated gas hob and double oven, tiled flooring and access to the side of the property. To the first floor are four bedrooms, providing plenty of room for a growing family, guests or those requiring space to work from home. The principal bedroom is particularly impressive in size, occupying much of the front elevation and benefiting from its own private en-suite shower room. There is a further double bedroom alongside two additional bedrooms, complemented by a family bathroom. Externally, the property benefits from a tarmac driveway providing off-road parking, front lawned garden with established hedging and gated side access leading to the rear. The fully enclosed rear garden offers a manageable and relatively low-maintenance outdoor space, comprising a paved patio area, gravelled section and established shrubs. With its detached position, four bedrooms and generous living accommodation, this property offers an exciting opportunity for a purchaser to create a wonderful family home in a popular residential setting.



The Accommodation Comprises

Entrance Hall

10'0" x 14'0" (3.05m x 4.27m)

Entered via a uPVC double-glazed entrance door into a welcoming hallway, featuring real wood flooring, a radiator and staircase rising to the first-floor accommodation. The hallway provides access to the principal ground-floor rooms.

Kitchen

16'4" x 11'8" (4.98m x 3.56m)

A well-appointed fitted kitchen comprising a comprehensive range of white Shaker-style wall, drawer and base units, complemented by sleek chrome handles and contrasting black granite work surfaces. Tiled splashbacks provide a practical and stylish finish, while a stainless steel inset sink and mixer tap sit beneath the UPVC window. Integrated within the kitchen is a gas hob and double oven, with useful space and plumbing provisions for additional appliances. The room is finished with tiled flooring and benefits from a radiator, together with a UPVC door providing convenient access to the side of the property.

Lounge

14'9" x 14'11" (4.50m x 4.55m)

A warm and inviting principal reception room, continuing the traditional real wood flooring and centred around an attractive Adam-style fireplace with a contrasting black gas fire, creating an appealing focal point. uPVC double-glazed windows allow for plenty of natural light, while patio doors open directly into the generous conservatory, creating a wonderful flow between the two living spaces and making this an ideal room for both relaxing and entertaining.

Dining Room

10'10" x 9'8" (3.30m x 2.95m)

Positioned to the front elevation of the property, the dining room is a bright and versatile reception space, with a uPVC double-glazed window allowing plenty of natural light to flow into the room. There is ample space for a family dining table and accompanying furniture, making it an ideal setting for both everyday dining and entertaining. Finished with a radiator.

Conservatory

10'0" x 20'112 (3.05m x 6.10m)

A particularly generous conservatory providing a fantastic addition to the ground-floor accommodation and offering excellent flexibility to suit a variety of needs. The spacious proportions comfortably allow for both a dining area and additional sitting space, creating an ideal setting for entertaining, family gatherings or simply relaxing while enjoying views over the rear garden. Of part-brick and uPVC double-glazed construction, the conservatory benefits from an abundance of natural light, with patio doors opening directly onto the rear garden. A real asset to the home, significantly enhancing the overall living and entertaining space on offer. Two radiators.

First Floor

Stairs rise to the first-floor landing, providing access to all bedrooms and the family bathroom, together with access to the loft space.

Master Bedroom

11'7" x 16'3" (3.53m x 4.95m)

A generously proportioned principal bedroom positioned to the front elevation and extending across a substantial width of the property. Offering excellent floor space with ample room for a range of bedroom furniture, to compliment the built in fitted wardrobes. The room also benefits from its own private en-suite facilities, creating a comfortable and well-appointed principal suite.

En-Suite Shower Room

9'7" x 7'6" (2.92m x 2.29m)

A well-appointed private en-suite, adding further convenience to the principal bedroom. Fitted with a three-piece suite comprising a shower enclosure, low-level flush WC and wash hand basin, complemented by part-tiled walls, tiled flooring and lighting. A practical and desirable addition to the principal bedroom suite.

Bedroom Two

11'1" x 8'1" (3.38m x 2.46m)

A further well-proportioned double bedroom offering ample space for a range of freestanding or fitted bedroom furniture. A uPVC double-glazed window provides plenty of natural light, with a radiator completing the room. An excellent second bedroom, ideal for family members, guests or those requiring additional space.

Bedroom Three

7'9" x 6'3" (2.36m x 1.91m)

Offering a versatile space, ideally suited as a child's bedroom, nursery or home office. Benefiting from built in fitted wardrobes a uPVC double-glazed window providing natural light and a radiator.

Bedroom Four

7'9" x 8'1" (2.36m x 2.46m)

A further single bedroom providing useful and flexible accommodation, ideal a home office or occasional guest room. Benefiting from a uPVC double-glazed window allowing for natural light and a radiator.

Family Bathroom

6'10" x 8'7" (2.08m x 2.62m)

A well-appointed family bathroom fitted with a three-piece suite comprising a panelled bath, pedestal wash hand basin and low-level flush WC. The room is complemented by tiled walls and flooring, together with feature lighting, creating a practical yet attractive space for everyday family use.

Outside

Occupying an appealing position within a popular and relatively small residential development, the property enjoys an attractive setting likely

to appeal to a variety of purchasers.

To the front, the property is approached via a tarmac driveway providing off-road parking, with a paved pathway leading to the covered entrance porch and front door. To the rear, the fully enclosed garden offers a manageable and relatively low-maintenance outdoor space, comprising a paved patio area, gravelled section and established shrubs. With a little care and attention, the garden offers excellent potential to be transformed into a lovely summer retreat, creating an enjoyable space for outdoor seating, entertaining and relaxing during the warmer months.

Services

All mains services are connected. The property has the benefit of GAS CENTRAL HEATING AND 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 only through the agents Kevin Ford & Co Lt, 19 High Street, Cheadle, Stoke on Trent, Staffordshire, ST10 1AA (01538 751133)

Mortgage

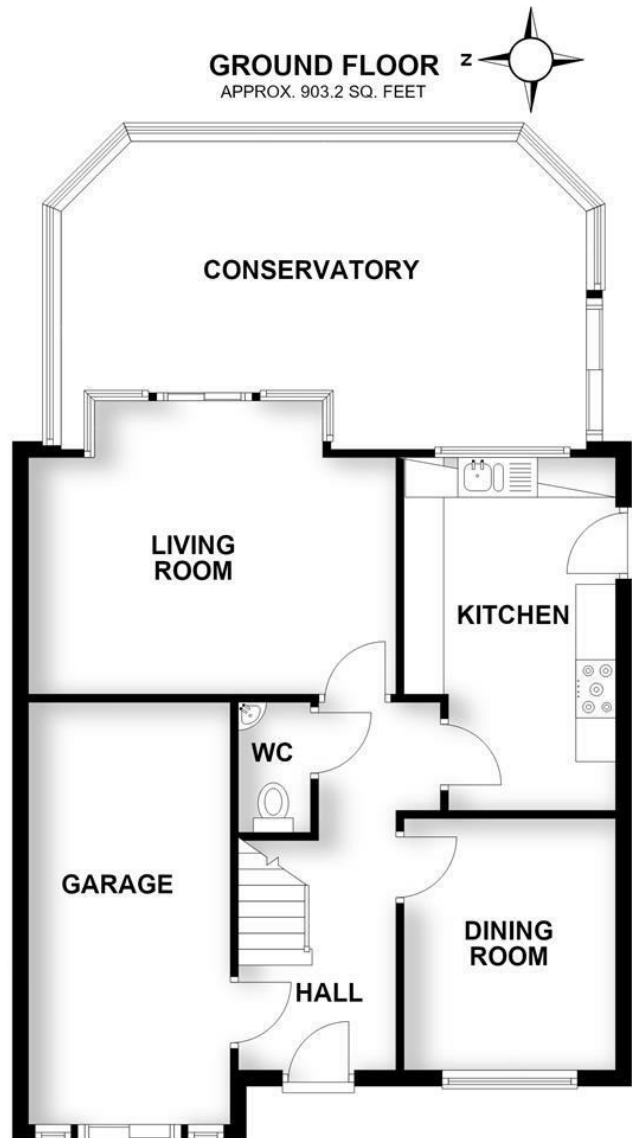
Kevin Ford & Co Ltd operate a free financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our office.

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







TOTAL AREA: APPROX. 1514.1 SQ. FEET

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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