





Exciting new homes in a sought-after location, offering stylish open-plan living, a high-quality specification and generous enclosed gardens with stunning countryside outlooks.

Designed with modern living in mind, these impressive properties combine contemporary design with quality finishes and an enviable rural setting. The accommodation comprises an entrance hallway opening into a superb open-plan kitchen, dining and living space, together with a downstairs WC. The ground floor benefits from quality tiled flooring throughout, providing a practical and stylish finish that complements the modern interiors.

The contemporary fitted kitchen features attractive Shaker-style units and a range of integrated appliances, including a cooker, hob, extractor, dishwasher and fridge freezer, creating a well-equipped and functional space ready to enjoy from day one. Bi-fold doors open directly from the open-plan living space onto the garden, creating a wonderful connection between the indoors and outdoors and making the home equally suited to everyday living and entertaining.

To the first floor, there are two well-proportioned bedrooms, both benefiting from fitted wardrobes, together with a modern family bathroom. Each home has been finished to a high standard throughout, with careful attention to quality, style and practicality, creating comfortable and contemporary homes that are ready to move into.

Externally, the properties enjoy generous enclosed gardens, providing an ideal setting for relaxing, entertaining or simply enjoying the stunning views across the surrounding countryside. Each home also benefits from allocated parking, while an air source heat pump provides an energy-efficient heating solution, helping to offer comfortable and economical living.



economical living.



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Situated in a desirable rural location surrounded by beautiful countryside, the development provides the best of both worlds, offering a peaceful setting whilst remaining within easy reach of everyday amenities. The nearby towns of Cheadle and Leek provide a wide range of shops, supermarkets, cafés, restaurants and other amenities, with well-regarded primary schools also available nearby. The location further benefits from easy access to Alton Towers Resort, making it an ideal base for enjoying the attractions and stunning scenery of the surrounding area.

Combining contemporary design, a high-quality finish, well-planned open-plan accommodation and an enviable countryside setting, these exceptional homes are ideally suited to a range of buyers, including first-time buyers, professionals, downsizers and those looking to enjoy a quieter rural lifestyle, whilst remaining conveniently placed for local amenities, nearby towns and transport links.

Early viewing is highly recommended to fully appreciate the quality, specification and beautiful setting these impressive new homes have to offer.















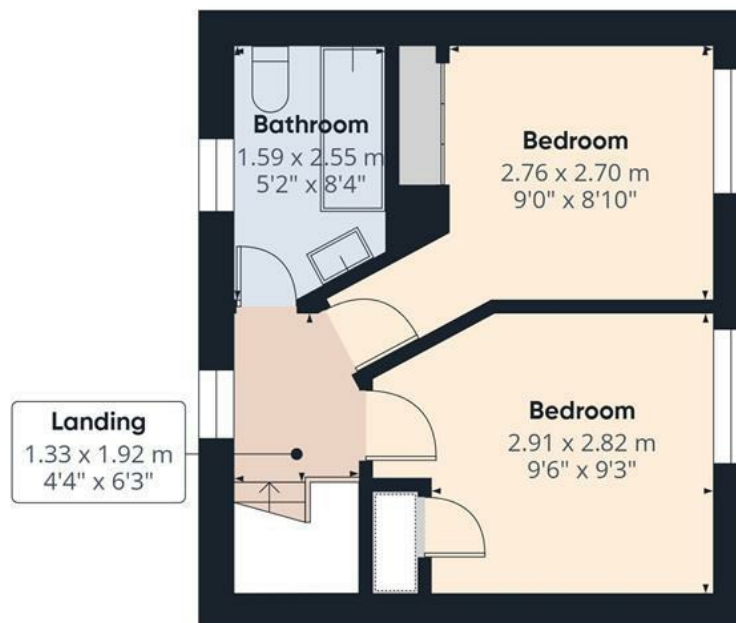


WC
1.30 x 2.78 m
4'3" x 9'1"



Kitchen / Living Area
7.31 x 5.64 m
23'11" x 18'6"

Floor 0



Landing
1.33 x 1.92 m
4'4" x 6'3"

Bathroom
1.59 x 2.55 m
5'2" x 8'4"

Bedroom
2.76 x 2.70 m
9'0" x 8'10"

Bedroom
2.91 x 2.82 m
9'6" x 9'3"

Floor 1

Approximate total area⁽¹⁾

73.5 m²

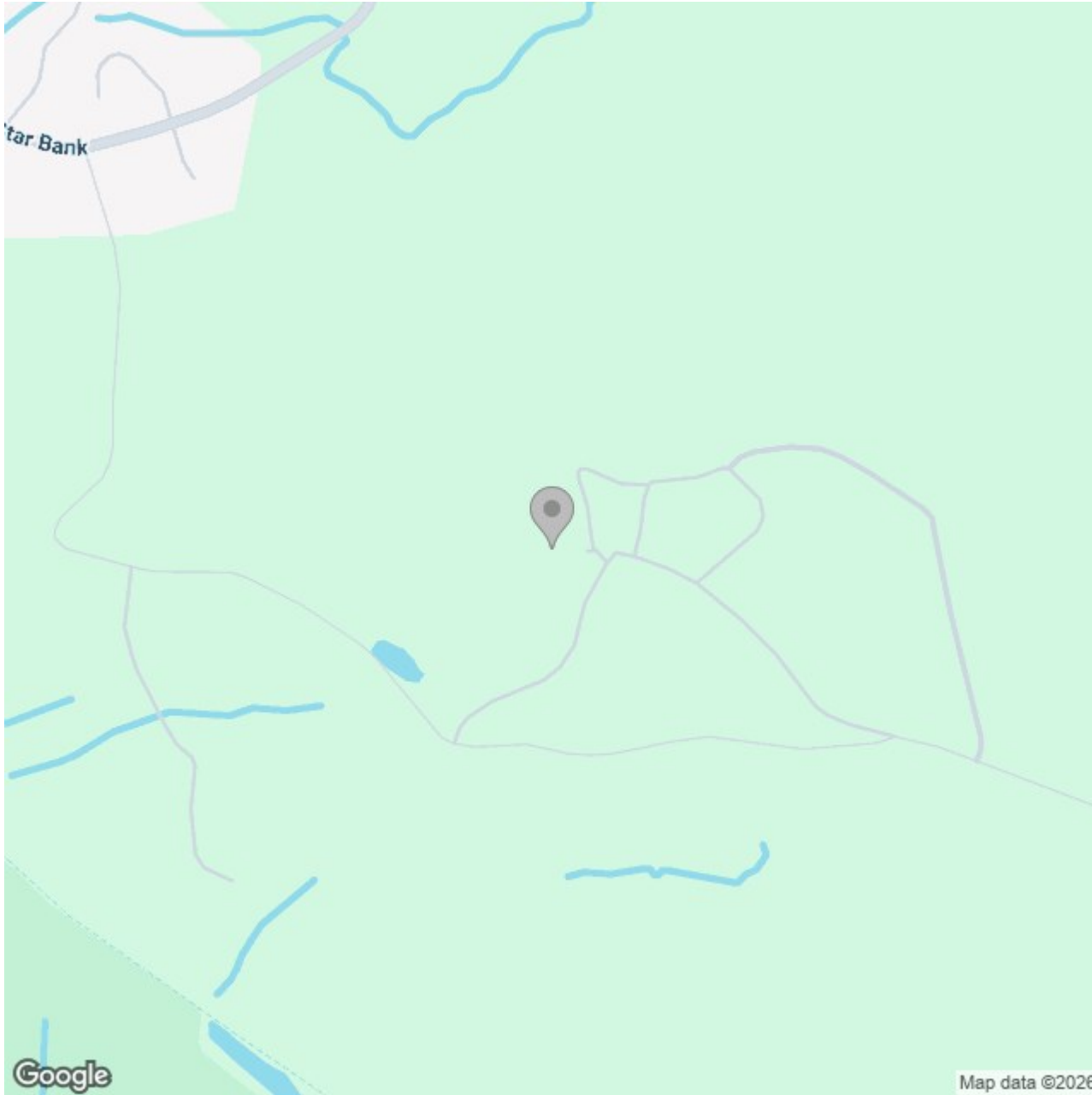
791 ft²

(1) Excluding balconies and terraces

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C	72	
(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 	