

3 The Sonnet, Cheadle, Staffordshire ST10 1XH

Offers around £440,000

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

Occupying an attractive position and offering approximately 1,780 sq. ft. of beautifully presented accommodation, this superb four-bedroom detached home delivers an exceptional amount of space for modern family living. Finished to a high standard throughout, the property combines a flowing open-plan layout with versatile reception rooms, generous bedrooms and a private rear garden.

A welcoming entrance hall leads into an impressive lounge with a feature bay window and fireplace. Double doors open into a separate sitting room, which flows naturally into a bright garden room with French doors leading outside.

At the heart of the home is a spacious kitchen and dining room, fitted with an attractive range of units and integrated appliances, with doors opening directly onto the rear patio. A useful utility room and ground-floor cloakroom complete the practical accommodation.

One of the original garages has been thoughtfully converted and is currently used as a cinema room. This versatile space would also make an ideal home office, playroom, gym or snug. The remaining garage provides secure parking or useful storage.

Upstairs, the impressive principal bedroom features extensive fitted cabinetry and an en-suite shower room. There are three further well-proportioned bedrooms, the majority being doubles, together with a stylishly redesigned family bathroom featuring a separate shower and freestanding bath.

Outside, a generous driveway provides ample off-road parking. The private rear garden is not directly overlooked and features a paved patio, well-maintained lawn, established borders and a further seating area—perfect for relaxing or entertaining.

With its substantial footprint, superbly versatile layout and excellent standard of presentation, this is a home designed to adapt effortlessly to family life. Early viewing is strongly recommended to appreciate the exceptional space and quality of accommodation on offer.







The Accommodation Comprises:

Entrance Hall
18'2" x 5'6" (5.54 x 1.68)
A welcoming entrance hall featuring a uPVC front entrance door with complementary side panel, quality dark wood-effect laminate flooring and a radiator. Stairs rise to the first-floor accommodation, with a useful storage cupboard beneath and doors leading to the principal ground-floor rooms.

Cloakroom
3'6" x 8'0" (1.07 x 2.44)
A stylishly decorated cloakroom fitted with a low-level WC and wash hand basin, complemented by a radiator and continuation of the quality dark wood-effect laminate flooring.

Reception Room/ Cinema
16'7" x 7'7" (5.05 x 2.31)
Formerly part of the garage, this versatile additional reception room is currently arranged as a cinema room and features a contemporary media wall with ample space for comfortable seating opposite. Finished with laminate flooring and a uPVC double-glazed window, the room would also lend itself perfectly to use as a home office, playroom, snug or gym.

Lounge
18'11" (into bay) x 11'3" (5.77 (into bay) x 3.43)
A generously proportioned and beautifully presented lounge featuring an attractive Adam-style fireplace with marble inset and hearth, housing a coal-effect living-flame gas fire. A lovely uPVC double-glazed bay window provides plenty of natural light, while double doors open into the adjoining dining room to create an excellent space for entertaining. A herringbone patterned dark wood-effect flooring continues seamlessly into the dining area, complemented by a double radiator.

Sitting Area
10'3" x 11'4" (3.12 x 3.45)
Positioned beyond the double doors from the lounge and adjoining the kitchen, this versatile space is currently arranged as an additional sitting area. It features bespoke solid walnut cabinetry incorporating a built-in media centre, enhanced by inset spotlighting above. The quality wood-effect flooring continues seamlessly from the lounge, complemented by a radiator.

Garden Room
8'7" x 12'6" (max) (2.62 x 3.81 (max))
Opening seamlessly from the sitting area, this delightful garden room is currently arranged as a dining space and provides the perfect setting for a dining table. The room benefits from underfloor central heating. Featuring a solid pitched roof with glazing extending to the height of the apex, the room is flooded with natural light and enjoys lovely, uninterrupted views across the rear garden. The quality wood-effect laminate flooring continues through, while uPVC double doors to the side open directly onto the garden.

Breakfast Fitted Kitchen
15'1" x 10'3" (4.60 x 3.12)
A truly show-stopping kitchen, beautifully appointed with an extensive range of high-quality wooden cabinetry, complemented by long chrome handles, granite work surfaces and stylish downlighting. Integrated appliances include a Neff microwave and Neff dishwasher, with space for a range-style cooker positioned between the units.
The kitchen is finished with striking dark high-gloss tiled flooring and also provides space for a breakfast table, together with a double radiator.

Extended Kitchen
8'3" x 8'3" (2.51 x 2.51)
An archway opens into a further kitchen area, featuring additional fitted cabinetry designed to surround an American-style fridge freezer. Double doors open directly onto the rear garden, with further access into the utility room.

Utility Room
4'5" x 8'3" (1.35 x 2.51)
A practical room fitted with a work surface and under-counter spaces for both a washing machine and tumble dryer. The stylish tiled flooring continues through from the kitchen, complemented by a uPVC double-glazed window, with a door providing convenient internal access to the garage.

First Floor Landing
A well-proportioned landing with a single radiator and access to the fully boarded loft via a pull-down ladder. Doors lead to all four bedrooms and the family bathroom.

Master Bedroom
15'1" x 11'5" (4.60 x 3.48)
A beautifully presented principal bedroom featuring an excellent range of fitted furniture, including wardrobes positioned to either side of the bed, overhead storage cupboards and integrated bedside drawer units. A front-facing uPVC double-glazed window provides plenty of natural light, with access to a private en-suite shower room.

Ensuite
5'8" x 5'1" (1.73 x 1.55)
Stylishly appointed with a corner shower enclosure featuring glazed doors and a fitted shower, pedestal wash hand basin with mixer tap, and a low-level WC. The room is fully tiled to both the walls and floor in a striking dark-toned finish, complemented by a uPVC double-glazed privacy window.

Bedroom Two
13'9" x 11'3" (max) (4.19 x 3.43 (max))
A generously proportioned double bedroom featuring laminate flooring, a radiator and a uPVC double-glazed window providing plenty of natural light.

Bedroom Three
10'9" x 8'3" (3.28 x 2.51)
A further well-proportioned double bedroom featuring attractive wall panelling, laminate flooring, a radiator and a uPVC double-glazed window.

Bedroom Four
10'3" x 8'2" (3.12 x 2.49)
A further double bedroom featuring wood-effect laminate flooring, a radiator and a uPVC double-glazed window providing plenty of natural light.

Family Bathroom
6'8" x 9'3" (2.03 x 2.82)
Refurbished to an excellent standard, this stylish family bathroom features light-grey wall tiling complemented by contrasting patterned feature tiles within the shower area and behind the bath. The spacious walk-in shower enclosure includes a glazed screen and door, together with a rainfall shower and separate handheld attachment.

The suite is completed by a spa bath with mixer tap, wall-mounted wash hand basin for ease of cleaning, and a low-level WC. Large-format dark floor tiles provide a striking contrast, while inset spotlighting and a uPVC double-glazed privacy window complete the contemporary finish.

Attached Garage
17'4" x 8'11" (5.28 x 2.72)
With up-and-over door, uPVC double-glazed window, lighting and power, together with a wall-mounted Glow-worm gas central heating boiler.

Outside
The property occupies an appealing position just off Coleridge Drive, within a small and exclusive cul-de-sac shared by only three homes. To the front is a private driveway providing off-road parking, together with an electric vehicle charging point which is included in the sale.
Gated side access leads into the fully enclosed and well-maintained rear garden. A generous paved patio provides an ideal space for outdoor dining and entertaining, with three sweeping steps rising to a lawned tier. A further set of steps leads to the upper garden, where an additional paved area currently provides space for a hot tub, although the hot tub itself is not included in the sale.
The garden is securely enclosed by timber-panel fencing with concrete posts and includes a timber shed for additional storage. A further paved and enclosed side area provides useful additional space and is particularly suitable for pets.

Services
All main services are connected. The property has the benefit of UPVC double glazing and a Baxi wall mounted gas central heating combination boiler which provides Gas Central Heating.

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 solicitor during pre-contract enquiries.

Viewing
Strictly by appointment through the Agents, Kevin Ford & Co. Ltd., 19 High Street, Cheadle, Stoke-on-Trent. Telephone 01538 751133/751315.

Mortgage
Kevin Ford & Co. Ltd., operate a FREE financial and mortgage advisory service and will only be too happy to provide you with a FREE 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.


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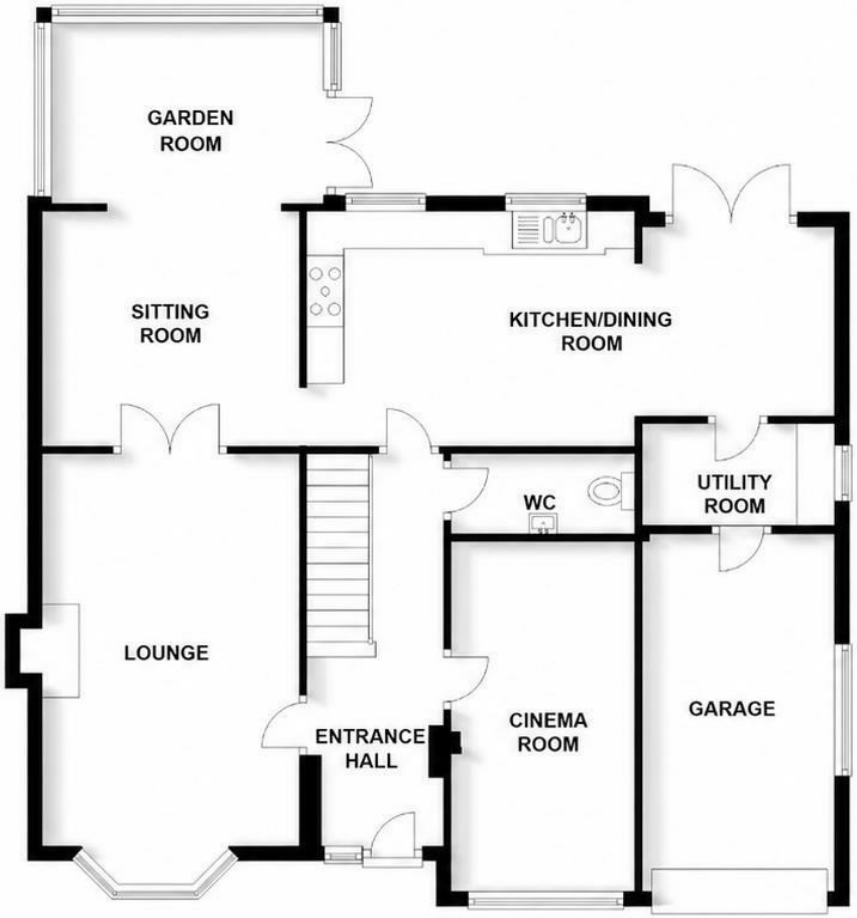

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GROUND FLOOR

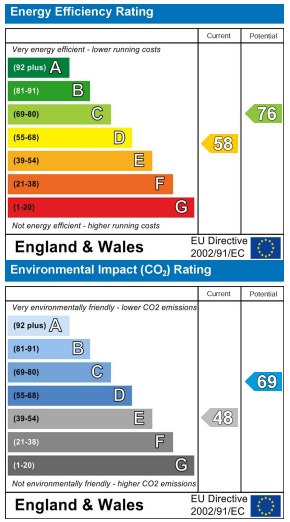
APPROX. 102.5 SQ. METRES (1103.2 SQ. FEET)



FIRST FLOOR

APPROX. 62.9 SQ. METRES (676.9 SQ. FEET)





TOTAL AREA: APPROX. 165.4 SQ. METRES (1780.1 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only 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.

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