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90 Thorley Drive, Cheadle, Staffordshire ST10 1SA
Offers around £365,000



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

Occupying an enviable position as the first home on entering the development, this substantial and extended four-bedroom detached residence offers generous, versatile accommodation—perfectly suited to modern family life. Set within an excellent-sized corner plot, the property enjoys an open aspect with delightful countryside views to both the side and rear, together with ample driveway parking to the front. Internally, the accommodation is entered via a welcoming side entrance hall and includes an attractive front lounge with a feature fireplace. Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and sitting area, fitted with sleek high-gloss units and extended to create a superb space for everyday family living and entertaining. The extension is flooded with natural light through a striking vaulted ceiling with Velux roof windows, while patio doors create a seamless connection with the rear garden.

A converted former garage provides an additional and highly versatile reception room. Although requiring some further cosmetic enhancement, it offers exciting potential as a family room, playroom, home office or second sitting room.

The first floor provides four bedrooms, including a generous principal bedroom with a beautifully upgraded en-suite shower room, alongside a stylishly improved family bathroom.

Outside, the substantial corner plot is a standout feature. An Indian stone patio provides an ideal setting for alfresco dining and entertaining, leading onto a generous lawn surrounded by mature, well-established borders. A further gravelled area to the side offers excellent scope for additional development or extension, with planning permission already granted.



The Accommodation comprises

Entrance Hall

4'3" x 5'0" (1.30m x 1.52m)

A welcoming side entrance is approached through an attractive wood-effect composite door, accompanied by a glazed side panel that draws natural light into the home. The hall features a practical vinyl floor and a useful understairs storage cupboard, with doors leading seamlessly through to the kitchen and lounge.

Living room

15'8" x 13'9" into bay (4.78m x 4.19m into bay)

Spanning the full width of the property, this generously proportioned lounge is flooded with natural light through two large UPVC windows. Stylish vinyl flooring flows throughout, while a striking feature electric fireplace creates an inviting focal point. A radiator completes this attractive and comfortable living space.

Extended Kitchen, Dining & Living Area

18'0" x 15'7" (5.49m x 4.75m)

Undoubtedly the heart of the home, this impressive extended kitchen creates a wonderfully spacious and versatile setting for cooking, dining and relaxing. The kitchen is beautifully appointed with a comprehensive range of sleek, high-gloss white units, complemented by contrasting black laminate work surfaces. Features include an inset sink and drainer with mixer tap, built-in oven and microwave, together with plumbing and space for an automatic washing machine or dishwasher. The kitchen flows seamlessly into the generous rear extension, offering ample room for a formal dining table or an additional sitting area, depending on individual needs. Velux roof windows flood the space with natural light, while patio doors open directly onto the rear garden—perfect for entertaining and enjoying indoor-outdoor living. Tiled flooring runs throughout, completing this superb and highly sociable family space.

Reception Room/ Former Garage

16'5" x 8'9" (5.00m x 2.67m)

Converted from the former garage, this useful ground-floor room offers excellent potential to create an additional sitting room, family room, playroom or home office. Benefiting from two UPVC double-glazed windows, the space enjoys good natural light and, with some further cosmetic enhancement, could become a stylish and versatile addition to the home.

First Floor

Stairs from the Kitchen lead up to the:

Landing

The first-floor landing provides access to the bedrooms and bathroom, together with a loft hatch and convenient pull-down ladder.

Master Bedroom

17'7" x 8'8" (5.36m x 2.64m)

A generously proportioned principal bedroom enjoying an abundance of natural light from two UPVC double-glazed windows, positioned to the front and side elevations. The side-facing window captures delightful, far-reaching views across the surrounding countryside, creating a wonderfully peaceful outlook. The room also benefits from a radiator and direct access to a private en-suite shower room.

Ensuite

5'4" x 8'7" (1.63m x 2.62m)

A beautifully appointed en-suite, fully tiled in an elegant cream and gold marble-effect finish, complemented by contrasting wood-effect tiling within the shower area. The generous double shower features a glazed enclosure, rainfall showerhead and separate handheld attachment. Further comprising a wash basin set within a stylish vanity unit, low-level WC, heated towel rail, tiled flooring and a UPVC double-glazed privacy window.

Bedroom Two

9'5" x 9'1" (measured to the wardrobes) (2.87m x 2.77m (measured to the wardrobes))

A well-proportioned double bedroom, peacefully positioned to the rear of the property. The room benefits from fitted double wardrobes, providing excellent storage, together with a UPVC double-glazed window and radiator.

Bedroom Three

12'4" x 9'7" (3.76m x 2.92m)

A further well-proportioned double bedroom, featuring a UPVC double-glazed window overlooking the front elevation and a radiator. This versatile room would also make an ideal home office or guest bedroom if desired.

Bedroom Four

9'6" x 5'11" (2.90m x 1.80m)

A versatile single bedroom featuring a UPVC double-glazed window and radiator. Equally well suited for use as a nursery, guest room or dedicated home office.

Family Bathroom

7'0"x 6'5" (2.13mx 1.96m)

The beautifully upgraded family bathroom features a contemporary white P-shaped panelled bath, complete with a glazed shower screen and shower over. A wash hand basin and concealed low-level WC are neatly incorporated within a stylish vanity unit, providing useful storage. Fully tiled walls, tiled flooring and a chrome heated towel rail complete this smart and modern suite.

Outside

Occupying an enviable position as the first property on entering the

development, this impressive home stands within an excellent-sized corner plot, enjoying a wonderful sense of space and openness. Open countryside lies alongside the property and extends beyond the rear, providing picturesque rural views and a particularly attractive backdrop. To the front, a generous driveway provides ample off-road parking for several vehicles, while established hedgerows border the side of the plot, enhancing privacy and complementing the home's leafy setting. Gated access at the side leads to a useful tarmacked area, ideal for additional secure storage and offering excellent potential for future extension, subject to the necessary consents.

The rear garden has been thoughtfully arranged for both relaxation and entertaining, with an expansive Indian stone patio extending across the property—perfect for alfresco dining, summer gatherings or simply unwinding while enjoying the outlook. Beyond the patio lies a generous lawn, framed by colourful, well-established flower borders.

The combination of the substantial corner plot, versatile side area, private setting and far-reaching countryside views makes the outside space a truly outstanding feature of this superb family home.

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.

Planning Permission

A further exciting feature of the property is the benefit of granted planning permission for a substantial single-storey side extension, measuring approximately 4.5 metres by 8.5 metres. This offers an excellent opportunity for the incoming purchaser to significantly enhance the existing accommodation and create a bespoke space tailored to their individual requirements—perhaps an impressive family room, gym or entertainment suite, additional reception space, home office or annexe-style accommodation, subject to the approved plans and any necessary consents.





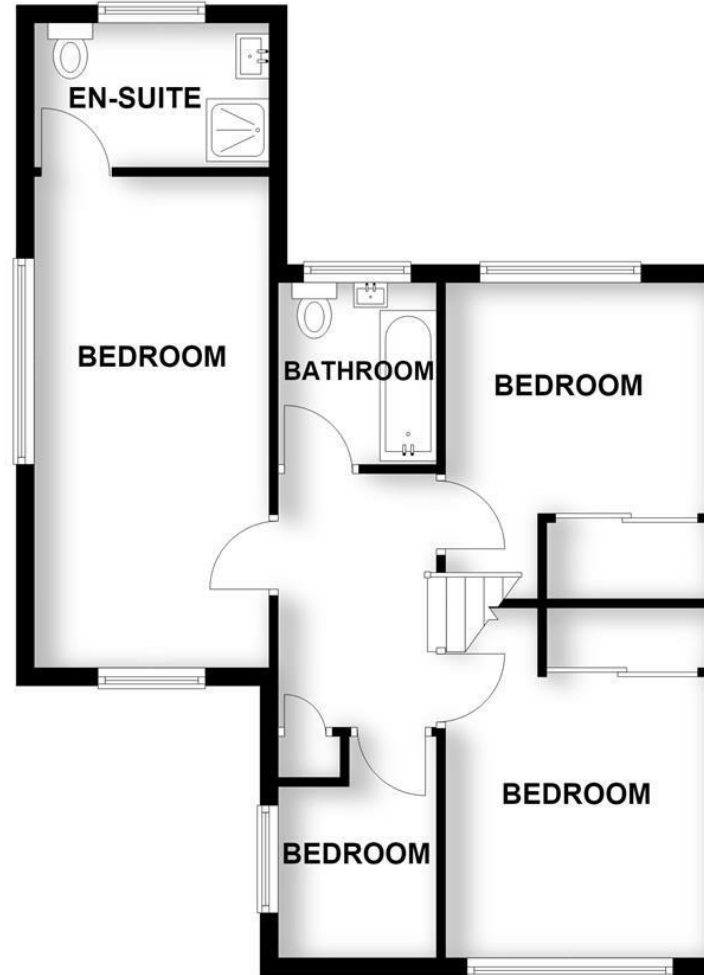
GROUND FLOOR

APPROX. 687.2 SQ. FEET



FIRST FLOOR

APPROX. 601.4 SQ. FEET



TOTAL AREA: APPROX. 1288.6 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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