

4 Browning Close, Cheadle, Staffordshire ST10 1XD

Offers around £450,000

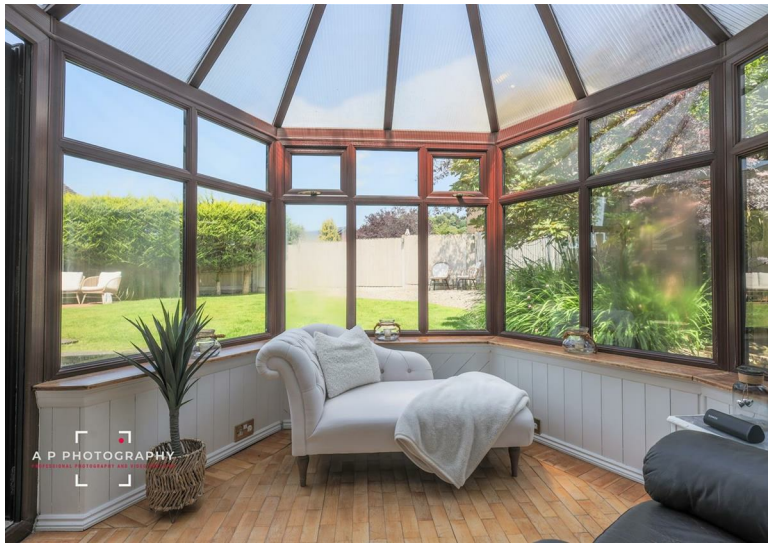
Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents &Valuers

A substantial five-bedroom detached family home occupying a generous private plot within a highly sought-after cul-de-sac, offering spacious and versatile accommodation throughout.

Situated within a quiet residential cul-de-sac renowned for its strong sense of community, this impressive detached family residence enjoys a sizeable private plot and provides exceptionally well-presented, light-filled accommodation ideally suited to modern family living whilst remaining conveniently positioned for commuters.
The accommodation is arranged over two floors and briefly comprises an entrance porch leading into a welcoming and spacious reception hall with guest cloakroom/WC. The ground floor further benefits from a superb through lounge and dining room, a UPVC double glazed conservatory overlooking the rear garden, a versatile playroom/home office, and a beautifully installed navy breakfast kitchen fitted with a comprehensive range of units. A useful utility area and internal access to the garage complete the ground floor accommodation.
To the first floor, the property offers an impressive principal bedroom with en-suite shower facilities, together with four further generously proportioned bedrooms, making this an ideal home for growing families. Bedroom five is particularly noteworthy, extending from the front to the rear of the property and offering excellent flexibility of use. A contemporary family bathroom fitted with a modern suite serves the remaining bedrooms.
Externally, the property is approached via a driveway providing ample off-road parking for multiple vehicles and access to the single garage, with part of the original double garage having been thoughtfully converted to create the home office/playroom. To the rear, a private paved patio provides the perfect space for outdoor entertaining, with steps leading to an attractive lawned garden offering a high degree of privacy.
Viewing is highly recommended to fully appreciate the size, versatility and location!







The Accommodation Comprises

Entrance Porch
3'0" x 7'6" (0.91 x 2.29)
Featuring a tiled floor, UPVC double glazed leaded windows and entrance door, creating a bright and welcoming introduction to the property. Glazed double doors provide access through to the:

Entrance Hall
A spacious and welcoming reception hall featuring attractive Amtico flooring, a staircase rising to the first-floor accommodation, and a useful understairs storage cupboard. Doors provide access to the lounge, breakfast kitchen, cloakroom/WC and reception room, creating an excellent flow throughout the ground floor.

Cloakroom
2'8" x 7'4" (0.81 x 2.24)
White Suite Comprising: Low flush WC., wash hand basin, fully tiled walls, Antico flooring, single radiator.

Through Lounge/ Dining Room
26'0" (into bay) x 11'3" (7.92 (into bay) x 3.43)
A superb through lounge and dining room enjoying an abundance of natural light. The lounge area features an attractive Adam-style marble fireplace incorporating a fitted coal-effect gas fire, creating a lovely focal point to the room. A feature bay window overlooks the front elevation, whilst an archway opens into the dining area, providing an excellent space for both everyday living and entertaining. Two double radiators provide warmth throughout, and glazed double doors lead through to the conservatory.

Conservatory
9'8" x 10'2" (2.95 x 3.10)
A delightful addition to the property, constructed of UPVC double glazing and enjoying pleasant views over the rear garden. Featuring panelled half walls with wooden window sills and attractive woodblock flooring, the room provides an excellent space for relaxing or entertaining. A UPVC double glazed door gives direct access to the rear patio and garden beyond.

Reception/ Play Room
14'6" x 8'5" (4.42 x 2.57)
A versatile reception room currently utilised as a playroom, offering flexibility to suit a variety of needs including a home office, snug or hobby room. Benefiting from a UPVC double glazed window and double radiator.

Fitted Kitchen
15'3" x 8'7" (4.65 x 2.62)
Recently refitted to a high standard, this stylish breakfast kitchen is fitted with an excellent range of contemporary wall and base units complemented by generous quartz work surface areas and upstands. Features include an inset sink with mixer tap, space for tall standing fridge/freezer, dishwasher, built-in double oven with induction hob and extractor canopy over, and dedicated housing and integrated microwave. The room further benefits from a breakfast bar, tiled flooring, spot lighting and ample storage, creating a practical and sociable space for modern family living.

Utility Area
7'10" x 8'1" (2.39 x 2.46)
Forming part of the kitchen (but measure separately) there is plumbing for an automatic washing machine, space for a tumble dryer, and tiled flooring for ease of maintenance continuing through. A UPVC double glazed door provides convenient access to the rear garden and there is an integrated wine rack.

First Floor

Landing
Loft access.

Master Bedroom
12'3" x 11'5" (3.73 x 3.48)
A spacious and well-proportioned principal bedroom enjoying excellent natural light from a UPVC double glazed window. The room benefits from a radiator and offers ample space for a range of bedroom furniture, with the added advantage of en-suite facilities.

En-Suite Shower Room
Suite (Suite)
Fitted with a modern suite comprising a separate double shower cubicle, pedestal wash hand basin and low flush WC. The room further benefits from laminate walls for an easy clean maintenance, a single radiator and UPVC double glazed window.

Bedroom Two
11'1" x 11'6" (3.38 x 3.51)
A generously proportioned double bedroom featuring a UPVC double glazed window providing plenty of natural light and a single radiator. Offering ample space for bedroom furnishings, this room is ideal as a guest bedroom, children's room or additional family accommodation.

Bedroom Three
9'0" x 9'0" (2.74 x 2.74)
A well-proportioned bedroom enjoying natural light from a UPVC double glazed window and benefiting from a radiator.

Bedroom Four
9'3" x 6'4" (2.82 x 1.93)
Currently utilised as a home office, this versatile room offers flexibility to suit a variety of needs, including a bedroom, study or hobby room. Benefiting from a UPVC double glazed window and radiator, the room enjoys a pleasant outlook and excellent natural light.

Bedroom Five/ Guest Suite
22'5" (into bay) x 8'2" (6.83 (into bay) x 2.49)
A particularly spacious and versatile bedroom which could comfortably serve as an alternative principal bedroom or guest suite. Benefiting from spotlighting, a feature UPVC double glazed bay window incorporating a built-in seating area, and a double radiator. The room offers ample space for a full range of bedroom furniture and enjoys an abundance of natural light.

Family Bathroom
5'5" x 9'6" (1.65 x 2.90)
Beautifully appointed with a contemporary white suite, comprising a panelled bath with stylish navy tiling surround, stainless steel mixer tap and shower attachment with glazed side screen. The room further benefits from a wash hand basin set within a vanity unit providing useful storage beneath, fully tiled walls and flooring, a UPVC double glazed frosted window, and a stainless steel heated towel rail, creating a modern and practical family bathroom.

Outside
The property is approached via a driveway situated directly off the cul-de-sac, providing ample off-road parking for several vehicles and leading to the single garage, which is equipped with a metal up-and-over door, light and power.

To the rear, the property enjoys a private and well-maintained garden, predominantly laid to lawn and enhanced by established flower borders, mature trees and shrubs, creating an attractive outdoor setting. A block-paved patio area provides the perfect space for outdoor dining, entertaining, or simply relaxing, with ample room for garden furniture and barbeque facilities.

Services
All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING THROUGHOUT.

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.

Local Authority
Staffordshire Moorlands District Council.

Mortgage
Kevin Ford & Co. Ltd., operate a Free Financial and mortgage advisory service and will be only 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.


A P PHOTOGRAPHY


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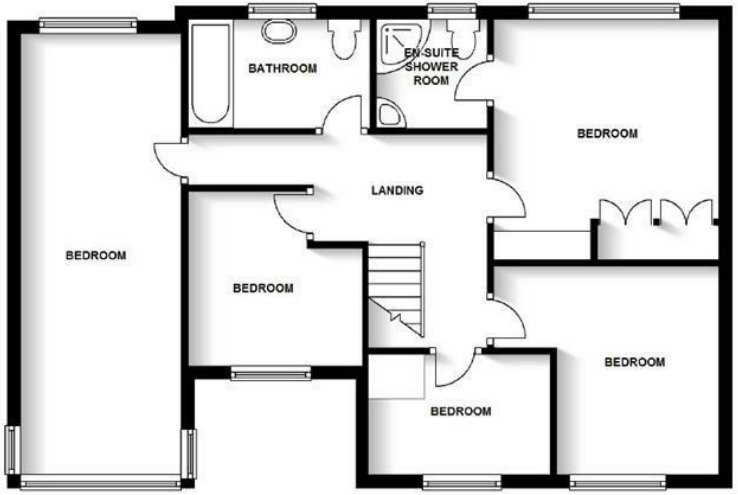
GROUND FLOOR

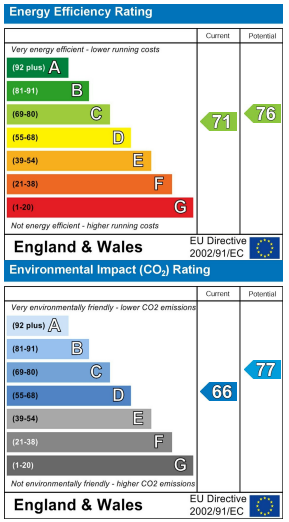
APPROX. 90.2 SQ. METRES (970.5 SQ. FEET)



FIRST FLOOR

APPROX. 69.3 SQ. METRES (745.7 SQ. FEET)





TOTAL AREA: APPROX. 159.4 SQ. METRES (1716.2 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.

19 High Street, Cheadle, Staffordshire, ST10 1AA
T: 01538 751133 | F: 01538 751426
natasha@kevinfords.co.uk
www.kevinfordandco.co.uk

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