



Cherry Tree House Station Road, Cheddleton, Staffordshire, ST13

Offers In The Region Of £350,000

- Three bedroom detached family home
- 28ft dining kitchen
- Fitted kitchen with integrated appliances
- Impressive plot
- Integral garage with electric door
- Cloakroom
- Finished to an excellent standard
- EV charging point
- Versatile layout

Cherry Tree House Station Road, Cheddleton ST13 7EE

This three bedroom detached family home has been built to a high specification throughout and is nestled on an impressive plot having spacious driveway to the front and substantial garden to the rear. A versatile home, with the ability to utilise the layout as three bedrooms, or two bedrooms and two reception rooms.

You're welcomed into the property via the hallway with the living room located to the front, having wall mounted gas fire. Bedroom three/reception room is also located to the front of the property. The impressive 28ft dining kitchen has a contemporary fitted kitchen, with dual ovens, gas hob, extractor, integrated fridge/freezer, dishwasher and ample room for a dining table/chairs and access to the rear garden. A useful cloakroom is located off and access to the integral garage which has an electric roller door, power, light and Baxi gas fired boiler.

To the first floor are two double bedrooms and a family bathroom which incorporates panel bath, vanity unit with storage beneath and low level WC.



Council Tax Band:



Entrance Hall

Composite double glazed door to the front elevation, radiator, stairs to the first floor. - Size : -

Living Room

12'1" x 12'0"

Radiator, UPVC double glazed window to the front elevation, wall mounted gas fire, inset down lights. - Size : - 12' 1" x 12' 0" (3.69m x 3.65m)

Bedroom Three/Reception Room

12'1" x 6'11"

UPVC double glazed window to the front elevation, radiator, inset down lights. - Size : - 12' 1" x 6' 11" (3.69m x 2.11m)

Dining Kitchen

28'2" x 9'8"

Range of fitted units to the base and eye level, composite one and half sink with black mixer tap, integral dishwasher, four ring gas hob with extractor fan above, dual electric fan assisted ovens, integral fridge, integral freezer, wood effect work surfaces and upstands, inset down lights, UPVC double glazed window to the rear elevation, radiator, UPVC double glazed patio doors to the rear elevation, radiator. - Size : - 28' 2" x 9' 8" (8.58m x 2.94m)

Cloakroom

5'1" x 3'2"

Radiator, low level WC, wall mounted sink with drawer, mixer tap, UPVC double glazed window to the side elevation, inset down lights. - Size : - 5' 1" x 3' 2" (1.56m x 0.96m)

Rear Hallway

UPVC double glazed window and door to the rear, cloakroom off, access to integral garage. - Size : -

Garage

19'8" x 9'10"

BAXI gas fired boiler, UPVC double glazed window to the side elevation, electric roller door to the front elevation, power and light connected, - Size : - 19' 8" x 9' 10" (5.99m x 3.00m)

First Floor

- Size : -

Landing

Inset down lights, UPVC double glazed window to the front elevation. - Size : -

Bedroom One

14'10" x 13'10"

Two UPVC double glazed windows to the rear elevation, radiator, inset down lights. - Size : - 14' 10" x 13' 10" (4.51m x 4.22m)

Bedroom Two

13'0" x 17'5"

Inset downlights, UPVC double glazed window to the front, radiator. - Size : - 13' 0" x 17' 5" (3.96m x 5.30m)

Bathroom

5'2" x 12'10"

Panel bath, chrome heated ladder radiator, vanity unit with storage beneath,

chrome mixer tap, low level WC, UPVC double glazed window to the rear elevation, inset down lights. - Size : - 5' 2" x 12' 10" (1.58m x 3.90m)

Externally

To the front is a driveway, EV charging point, access to the rear.

Rear/Lower tier, porcelain patio, outside water tap and power point, courtesy lighting.

Upper tiers, porcelain patio, area laid to gravel, stone wall, steps onto an upper level which is well planted, hedged and fenced boundaries. - Size : -

AML REGULATIONS

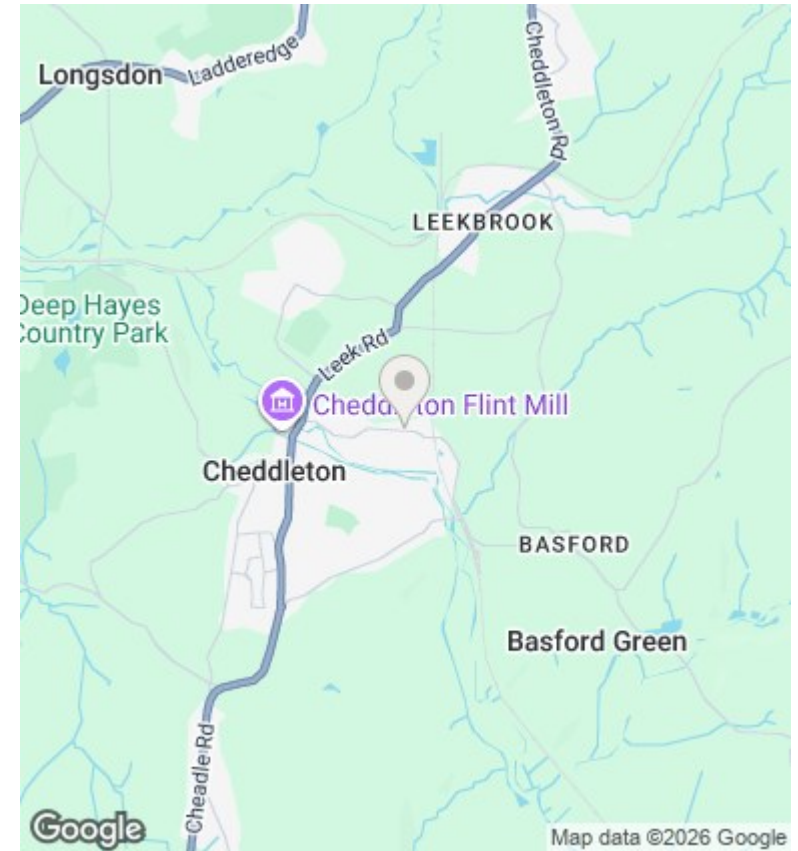
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Derby Street, Leek, offices proceed along Haywood Street, at the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing through the village of Leekbrook and into the village of Cheddleton. Just after passing the speed camera turn left into Station Road. Follow this road for a short distance where the property is situated on the left hand side, identifiable by Whittaker & Biggs 'For Sale' board.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(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	