



11 Dryden Way, Staffordshire ST10 1YE
Offers around £290,000



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

We're pleased to present FOR SALE this wonderful four bed detached family home situated in the ever popular market town of Cheadle. A truly fantastic opportunity for today's ever growing family to acquire a modern property having undergone extensive works by the current vendors and in brief the layout comprises, to the ground floor, an entrance hall, handy downstairs cloakroom, spacious lounge with a feature marble fireplace and fitted gas fire, a show stopping kitchen having a range of built in appliances and a separate dining room ideal for entertaining. To the first floor there are four bedrooms, the master of which have fitted wardrobes and en-suite facilities and lastly the family bathroom having a Jacuzzi bath. Externally the property benefits from off-road parking via a sweeping tarmac driveway with laid to lawn gardens while a gated side entry provides access to the rear garden where there is a generous sized garden with a mix of laid to lawn and paved patio, fenced boundaries , well stocked flower borders and a feature ornamental fishpond. Further benefits include gas central heating, uPVC double glazing and an integral garage with up and over door, power and lighting. Located within a quiet cul-de-sac location within walking distance to local shops, schools and eateries whilst those needing to commute will have no concerns with the nearby A50 and M6 road links. *AN EARLY VIEWING IS CERTAINLY RECOMMENDED TO AVOID DISAPPOINTMENT!*



The Accommodation Comprises:

Entrance Hall

17'10" x 3'6" (5.44m x 1.07m)

The hallway is accessed via a modern composite entrance door having laminate flooring and a radiator. Stairs rise to the First Floor.

Cloakroom

4'8" x 2'6" (1.42m x 0.76m)

Providing a downstairs toilet with suite to consist of a wash hand basin, low flush WC and a privacy UPVC window. There is a tiled floor and a radiator to finish.

Spacious Lounge

17'4" x 10'11" (5.28m x 3.33m)

Spacious in size the lounge benefits from a marble adam style fireplace with coal effect fitted gas fire. UPVC patio doors open out onto the rear garden and allow an abundance of natural light to fill the room.

Kitchen

13'11" x 8'6" (4.24m x 2.59m)

The kitchen has been upgraded and modern in style benefiting from an excellent range of high gloss base and wall cupboards, drawer units and a display cupboard. Built in appliances include a wall mounted Beko electric oven, Neff induction hob and extractor hood over and integrated into the kitchen is a dishwasher. An inset sink unit with drainer and mixer tap sits underneath the UPVC window overlooking the front elevation. The room has a tiled floor, modern inset spot lighting and a feature radiator.

Dining Room

10'7" x 7'5" (3.23m x 2.26m)

The room provides enough space for a family dining table and other furniture offering a laminate floor, single radiator and UPVC window.

First Floor

Landing

Stairs rise from the entrance hall to the landing which has an airing cupboard off containing the property's hot water cylinder, access to the roof void and a UPVC side window. There is inset spot lighting to finish.

Master Bedroom

14'4" (max) x 11'0" (4.37m (max) x 3.35m)

Having two built in wardrobes, access to the en-suite and a UPVC window.

En-Suite

3'11" x 10'1" (into shower) (1.19m x 3.07m (into shower))

Having a separate shower cubicle with plumbed in a shower spray and glass enclosure, a pedestal wash hand basin and low flush WC. There are part tiled walls and a chrome towel radiator with a privacy UPVC window.

Bedroom Two

10'6" x 10'2" (3.20m x 3.10m)

A second double bedroom with a UPVC window and radiator.

Bedroom Three

7'4" x 9'6" (2.24m x 2.90m)

With UPVC window and radiator.

Bedroom Four

7'6" x 8'9" (2.29m x 2.67m)

With a UPVC window and radiator.

Family Bathroom

6'7" x 6'1" (2.01m x 1.85m)

Suite comprising a panel in Jacuzzi spa bath with mixer tap, a pedestal wash hand basin, low flush WC and chrome towel radiator. There walls are partly tiled and there is a privacy window to finish.

Outside

Outside, there is parking for four cars to the front aspect with a large lawn. To the rear, the garden has been landscaped to include planted raised beds with a paved seating area and a large area laid to lawn edged with an attractive ornamental fish pond and well stocked flower borders.

The driveway provides access to the Integral Garage (see below).

Integral Garage

15'4" x 8'0" (4.67m x 2.44m)

With metal up and over door, light & power. The garage houses the Ideal wall mounted gas central heating boiler.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING, UPVC DOUBLE GLAZING and SOLAR PANELS.

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.

Mortgage

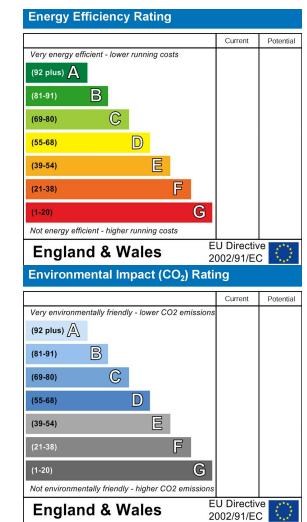
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







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