

Green Park

Checkley, Stoke-on-Trent, ST10 4QW

John 
German





Green Park

Checkley, Stoke-on-Trent, ST10 4QW

£435,000

Extremely attractive modern executive style detached family sized home with vastly improved and immaculately presented accommodation, situated on an exclusive cul-de-sac in the popular village of Checkley.



Set on a delightful cul-de-sac of only 10 properties, consideration of this balanced family home is strongly recommended to appreciate the layout and room dimensions, position and most importantly the significant amount of improvements done by the current owner including replace windows and doors, superior kitchen and bathrooms plus a replacement boiler.

Located in the popular village of Checkley within easy reach of a well-regarded first school and a public house. The village and towns of Tean, Uttoxeter and Cheadle are all within easy commutable distance where a wide range of amenities and facilities can be found. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A UPVC entrance door with side lights leads to the welcoming reception hall, where stairs rise to the first floor galleried landing and doors lead to the well-proportioned ground floor accommodation, the refitted guest cloakroom/WC and to the double garage.

The generously sized lounge extends to the depth of the property, having a focal inglenook fireplace with a cast multi fuel burner set on a hearth, plus a front facing window and wide French doors opening to the rear garden. Part glazed double doors lead to the pleasant dining room which has a window overlooking the rear garden and a door returning to the hall.

A real feature of this home is the superior refitted kitchen which has an extensive range of base and eye level units with contrasting work surfaces and an inset sink unit set below a window overlooking the garden. Appliances include a gas hob with a contemporary extractor hood over, built-in electric double oven and a dishwasher, along with space for a fridge freezer. An arch leads to the utility room which has fitted units to match the kitchen, work surfaces over and an inset sink unit, space for appliances and a door to the side elevation.

On the first floor the impressive landing has a built-in airing cupboard housing the hot water cylinder and doors to four good sized bedrooms, each able to accommodate a double bed, and the luxury refitted family bathroom which has a contemporary four piece suite including both a standalone bath and a walk-in double shower cubicle with dual heads.

The spacious principal bedroom has the benefit of both a walk-in wardrobe/dressing room and a luxury en-suite bathroom, also having a contemporary four piece suite incorporating both a standalone soaker tub and a walk-in double shower cubicle with feature tiled walls and floor.

Outside to the rear a paved patio leads to a wide garden laid to lawn with shaped raised borders and beds containing a variety of shrubs and plants and a further paved seating area. To the side there is a shed, space for a further shed and to the opposite side, gated access leads round to the front.

To the front is a garden laid to lawn. A block paved driveway provides off-road parking and leads to the double garage which has an electric up and over door, power and a wall mounted central heating boiler.

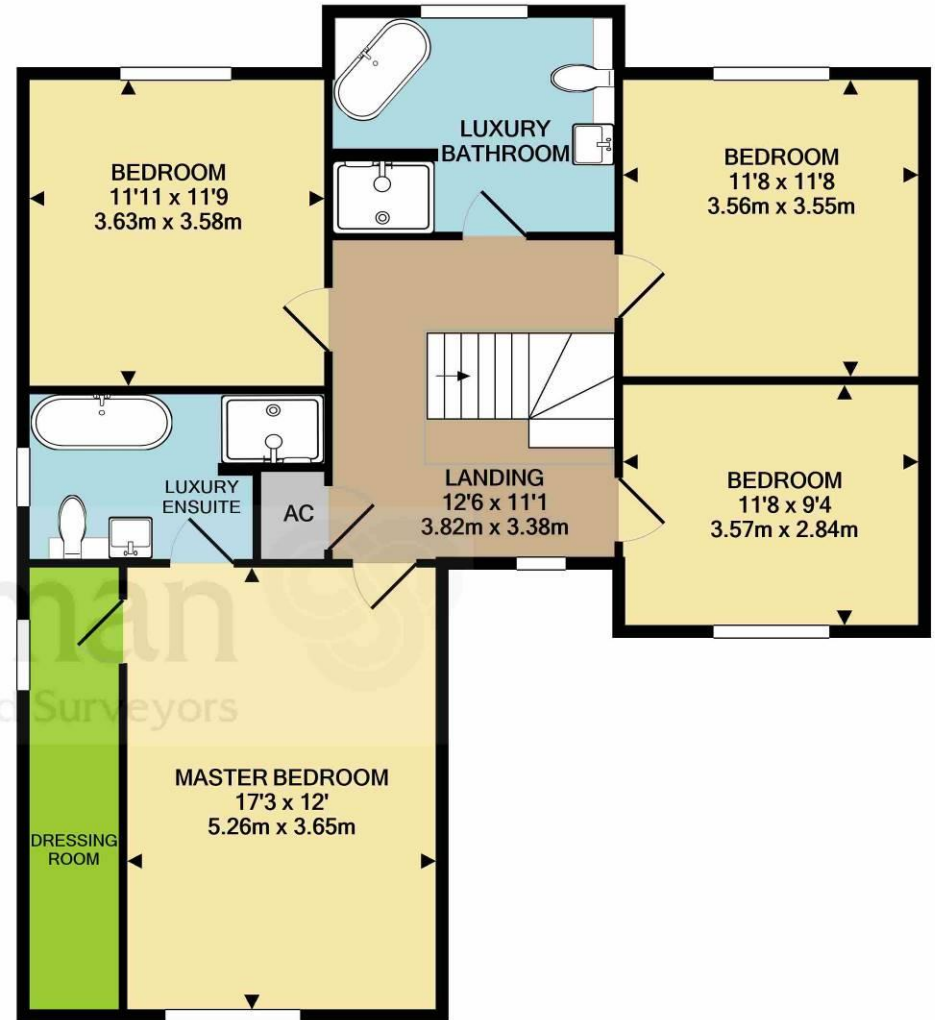
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.
Useful Websites: www.environment-agency.co.uk
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band F
Our Ref: JGA/22032021







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2021



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

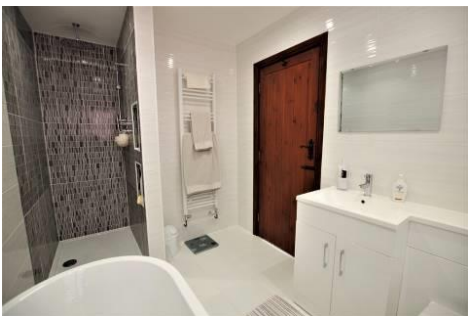
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



