

Derwent Drive

Cheadle, Stoke-on-Trent, ST10 1QN

John German





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£300,000

Absolutely superb family home with immaculately maintained and beautifully presented accommodation, occupying a delightful corner plot in a highly desirable area of Cheadle.



Vastly improved by the current owners, viewing and consideration of this excellent home is strongly recommended to appreciate its layout which includes a good size open plan dining kitchen and hugely impressive garden room, condition and its exact position on the popular road. Its excellent corner plot provides ample gardens and off road parking, also potential to extend (subject to obtaining the necessary planning permissions).

Situated in a desirable area towards the edge of town, in close proximity to local amenities and a bus stop, yet still within easy reach of the wide range of amenities found in the town centre.

A traditional tiled canopy porch with a composite part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor having a useful under stairs cupboard beneath and doors lead to the spacious ground floor accommodation.

The comfortable and generously sized lounge has a focal fireplace with a cast multi fuel burner set on a hearth, plus a wide front facing window providing natural light. Glazed doors lead to the open plan dining kitchen which has an extensive range of base and eye level units with worksurfaces and inset ceramic sink unit set below the window overlooking the gardens, space for a range stove with an extractor hood over and space for further appliances.

The extremely impressive garden room enjoys views over the gardens and additional light provided by the skylights, feature tiled floor with underfloor heating, recessed lighting, power points and French doors opening to the patio. Completing the ground floor space is the useful utility/laundry room which has plumbing for a washing machine and further appliances and doors to the outside, the fitted downstairs WC and to the small garage/store.

The pleasant first floor landing has a side facing window and built in airing cupboard plus doors lead into the three bedrooms, two of which can easily accommodate a double bed. Finally, the fitted family bathroom has a modern white three piece suite incorporating a panelled shower bath with an electric shower and fitted glazed screen above plus fully tiled walls.

Outside to the rear, a feature natural stone paved patio provides a lovely entertaining area with timber dwarf walls and beds containing a variety of shrubs, leading to the fabulous and good sized garden which is predominately laid to lawn wrapping around to the side elevation with well stocked borders and trees, space for a shed and gated access to the side. Enclosed to all sides by a mixture of panelled fencing and established hedges, enjoying a degree of privacy. To the front, is a block paved driveway providing off road parking for several vehicles, leading to the small garage/store which has an electric roller door.

What3words: imprinted.cross.pets

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.

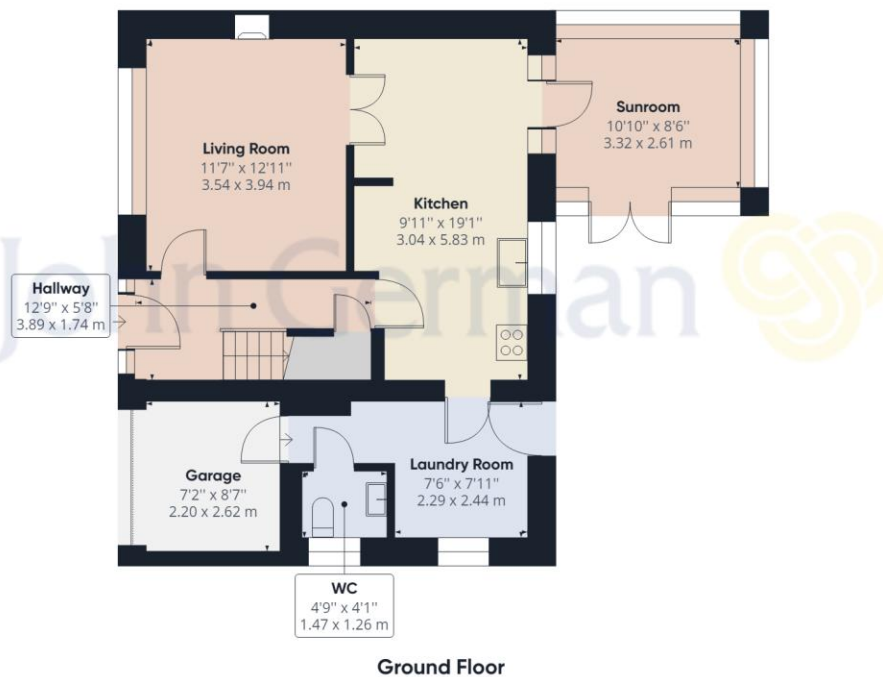
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffs Moorlands.gov.uk

Our Ref: JGA/24042023

Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band C



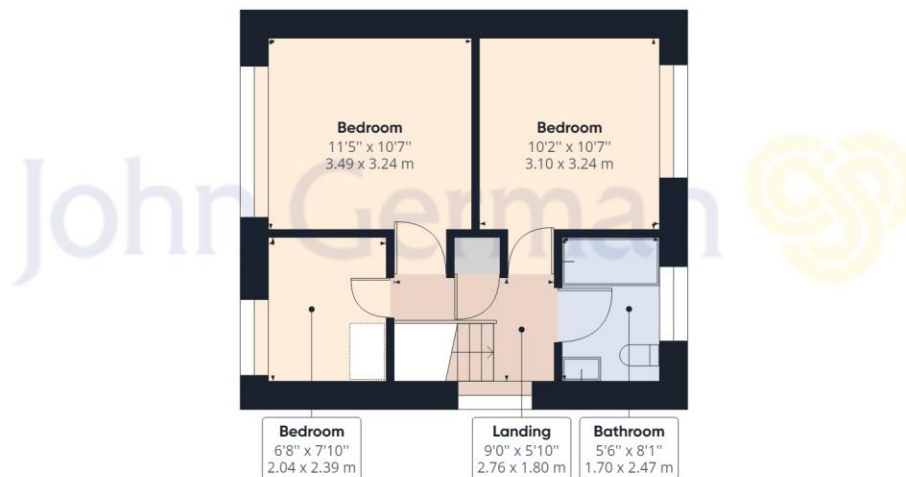




Approximate total area⁽¹⁾

1095.18 ft²

101.75 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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