

Winpenny Lane

Cheadle, Stoke-on-Trent, ST10 1FW

John
German





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£292,500

Extremely well presented and improved modern detached family sized home including a hugely impressive, fully refitted dining kitchen, occupying a pleasant plot and position on the new development.



Built by Persimmon Homes in 2023, internal inspection and consideration of this lovely modern home is highly recommended to appreciate its deceptive accommodation considerably enhanced by the current owner including the hugely impressive open plan dining kitchen that has been completely refitted incorporating fully integrated appliances. Benefiting from four good size bedrooms, a pleasant plot with an enclosed landscaped rear garden and an equally pleasant position on the development. Situated towards the edge of Cheadle within walking distance to the local convenience shop, the town centre and its range of amenities are also within easy reach.

The welcoming hall provides a lovely introduction to the home with stairs rising to the first floor and doors leading to the ground floor accommodation and the fitted downstairs WC which has a modern white two piece suite. To the front is the comfortably sized lounge which has a wide window providing ample light. The hub of the home is dining kitchen which extends to the full width of the home at the rear of the property over the landscaped garden. Refitted by the current owners with an extensive range of base and eye level units with quality worktops and a matching breakfast bar, inset sink unit set below the window overlooking the garden, fitted gas hob with a feature splashback and contemporary extractor hood over, built in double electric oven and fully integrated appliances including a microwave, dishwasher, fridge freezer, washing machine and tumble dryer. Additionally, there is a vertical radiator and French doors giving direct access to the patio and garden.

To the first floor, the landing has a side facing window providing natural light, access to the loft and a built-in airing cupboard. Doors lead to the four good size bedrooms, all able to accommodate a double bed, with the spacious front facing master having the benefit of built in wardrobes with mirror sliding doors and a quality en suite shower room having a white suite incorporating a double shower cubicle. Bedroom two also benefits from built in wardrobes with mirror sliding doors. Completing the accommodation is the superior family bathroom having a white suite incorporating a panelled bath with a mixer tap and shower attachment, plus a fitted screen above and complimentary tiled splashbacks.

Outside to the rear, the landscaped enclosed garden has a paved patio providing a pleasant seating and entertaining area leading to the lawn and gravelled bed which has sleeper edging and a further paved sleeping area at the top of the garden, laurel borders and gated access to the side of the home. To the front is a garden laid to lawn with well stocked borders and gravelled edging which extends to both sides of the home. A block paved double width driveway provides parking, leading to the garage which has an up and over door, power and light.

Agents note: We are advised by our vendor there is a small annual charge for the maintenance of communal areas of approximately £94. There will be CCTV in operation.

What3words: costumes.image.intrigued

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

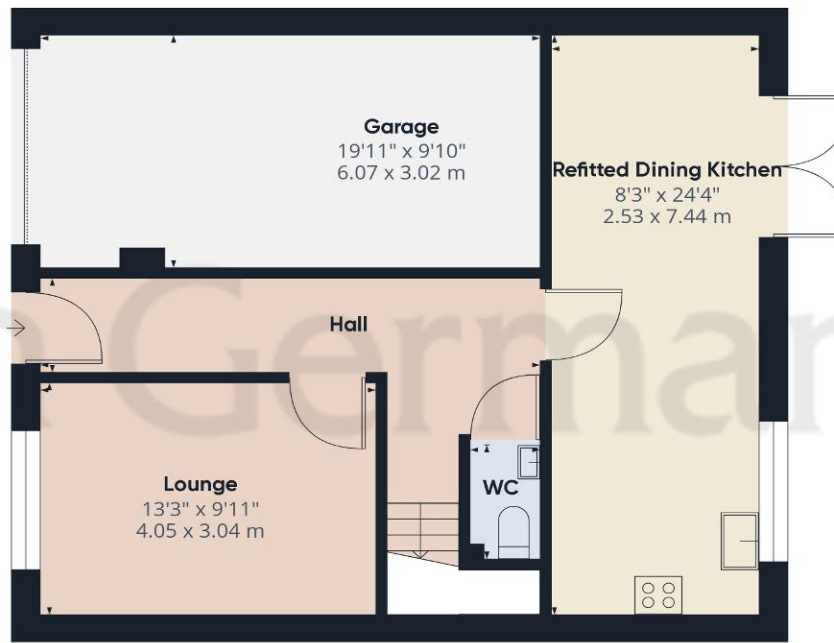
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

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

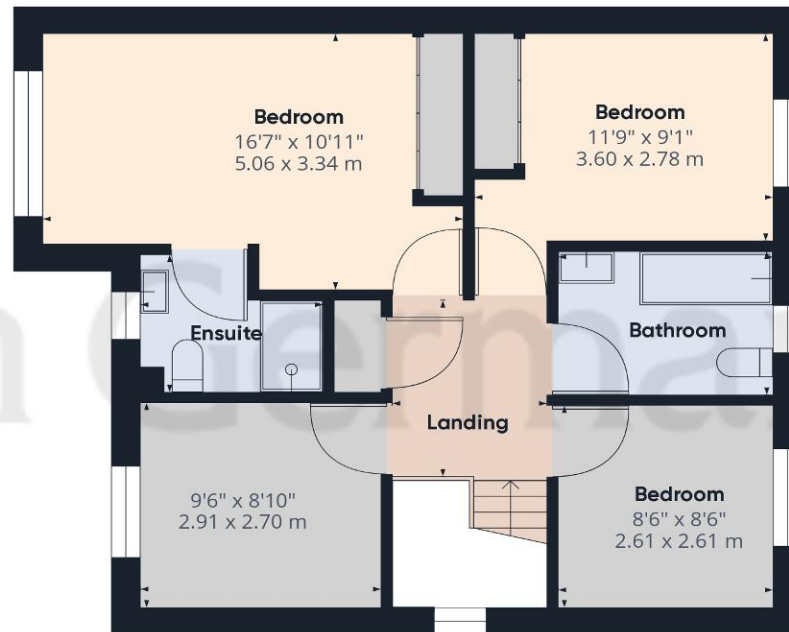
Our Ref: JGA/02102024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1263.68 ft²

117.4 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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