

Austin Close

Cheadle, Stoke-on-Trent, ST10 1YF

John 
German





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£420,000

Attractive modern style home providing well proportioned and highly impressive family sized accommodation set over three floors, occupying a lovely position at the head of a popular cul de sac.



Internal inspection and consideration of this extremely surprising and impressive family home is essential whether looking to move up or down the property ladder. The spacious accommodation is set over three floors and benefits from remodelled ground floor accommodation including a fabulous open plan living dining kitchen which extends to the full depth of the home plus an adaptable garden room. Occupying a lovely position at the head of a popular cul de sac, enjoying far reaching first and second floor views over the town towards its two churches and countryside beyond.

Situated within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and eateries, schools including the highly regarded Painsley High School, sports facilities and the recreational ground.

Accommodation - A storm porch with a quarry tiled floor and uPVC part obscure double glazed door opens to the welcoming hallway providing a lovely introduction to the home with stairs rising to the first floor with a useful understairs cupboard plus doors to the remodelled ground floor accommodation.

The heart of the home is the highly impressive open plan dining kitchen which extends to the full depth of the home having dual aspect windows providing ample natural light and space to arrange your furniture as you wish. There is an extensive range of base and eye level units with quality worktops and a matching breakfast bar, an inset sink unit set below the window overlooking the pleasant rear garden, space for a gas range stove with an extractor hood over, an integrated dishwasher and space for a fridge freezer.

The comfortably sized lounge has a focal living flame effect gas fire and feature surround with French doors and side lights opening to the useful garden room providing additional and adaptable living space overlooking the pleasant garden with power and heating plus direct access to the patio.

The utility room has a fitted work surface with an inset sink unit and cupboard below, plumbing for a washing machine and additional appliance space, the wall mounted gas central heating boiler and a uPVC part obscure double glazed door to the side elevation. A further door opens to the downstairs WC which has a modern two piece suite.

The spacious first floor landing has stairs rising to the second floor, a built in airing cupboard and doors to the four good sized bedrooms all of which can accommodate a double bed, three of which have built in wardrobes and all enjoy far reaching roofscape outlooks towards the countryside beyond and town centre. The master bedroom benefits from a fitted en suite shower room having a three piece suite incorporating a walk in shower cubicle with an electric shower over.

Completing the first floor is the fitted family bathroom having a modern white suite incorporating a panelled spa shower bath with a mixer shower and glazed screen above plus contrasting tiled splash backs.

To the second floor the landing has built in storage in the eaves and a double glazed skylight providing natural light. Doors open to two further good sized bedrooms both having dual aspect skylights providing an abundance of natural light and eaves storage.

Outside - To the rear a natural stone paved patio provides a lovely seating and entertaining area enjoying a degree of privacy leading to the enclosed garden which is laid to lawn with sleeper edging and shrub borders. Gated access leads to the front which has a wide driveway providing parking for several vehicles leading to the small garage which has an up and over door, power and light plus an electric car charging point.

what3words: instructs.inspects.tastier

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Property construction: Standard

Parking: Drive and small garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 E

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

Our Ref: JGA/15052025

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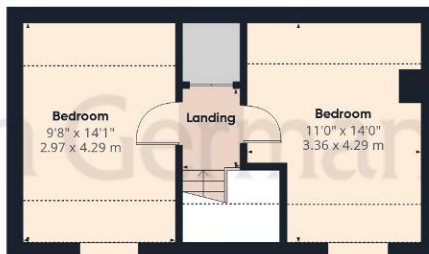
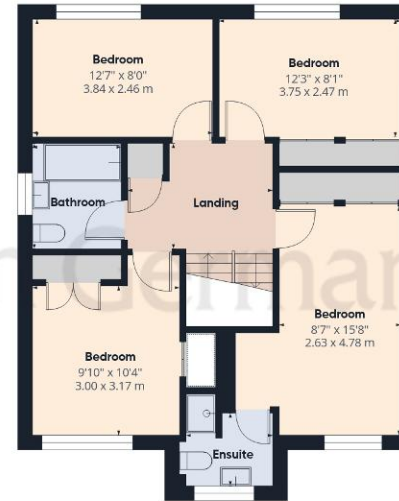
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Approximate total area⁽¹⁾

1812 ft²

168.4 m²

Reduced headroom

100 ft²

9.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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