

Old Lane, Deadmans Green



Checkley, Stoke on Trent, Staffordshire, ST10 4NQ



Old Lane, Deadmans Green, Checkley, Stoke on Trent, Staffordshire, ST10 4NQ



Spacious modern three bedroom detached bungalow with extremely well presented and maintained accommodation occupying a pleasant plot enjoying a good degree of privacy.

Briefly comprising enclosed porch, entrance hall, generous lounge with separate dining area, fitted breakfast kitchen, sun room, three bedrooms, en-suite shower room and fitted family shower room.

Located in the quiet yet convenient hamlet of Checkley this modern detached bungalow has been immaculately maintained by the current owners who have owned the property from new. Occupying a secluded good sized plot that enjoys a high degree of privacy, viewing is highly recommended.

Situated within easy travelling distance to the amenities in both the village of Upper Tean which include a Post Office and a Co-operative general store plus the town of Uttoxeter and its wide range of facilities including supermarkets, modern leisure centre and train station.

THE ACCOMMODATION

Timber and glazed double doors lead to an **enclosed porch** with a timber and part obscured glazed entrance door with matching side light leading to the extremely pleasant **entrance hall** having access to all the well proportioned accommodation. Built in airing cupboard housing the hot water cylinder and access to the loft.

The generous front facing **lounge** has a wide double glazed leaded window to the front and a focal living flame effect gas fire with marble effect inset and hearth plus feature surround. A wide arch leads to the **separate formal dining area** having a double glazed leaded window to the side.

The **fitted breakfast kitchen** has a range of base and eye level units including a glass fronted display cabinet with fitted work surfaces and inset 1 ½ bowl sink unit plus mixer tap. There are ceramic tiled splash backs plus a fitted electric hob having an extractor over and built in double electric oven.

There is also an integrated dishwasher and fridge, natural light is provided by the front facing double glazed leaded window, recessed lighting, laminated wooden floor and a door to the Attached garage.

To the rear elevation are the **three good sized bedrooms**, two of which have fitted wardrobes. One of these double bedrooms also has the benefit of an **en-suite shower room** having a three piece suite comprising close coupled w/c, fitted wash hand basin with cupboard under and walk in shower cubicle with Mira electric shower.

The **fitted family shower room** has a three piece suite comprising fitted close coupled w/c, wash hand basin with storage under and a walk in double shower cubicle with a fitted mixer shower over. There are ceramic tiled splash backs plus half tiled walls, tiled floor, recessed lighting, extractor fan and a double glazed obscure leaded window to the side elevation.

OUTSIDE

The delightful gardens which extend to three sides of the property are predominately laid to lawn enjoying a good degree of privacy with paved patios and a further decked seating area. Well stocked beds and borders contain a large variety of shrubs, plants and mature trees. There is space for a shed and the gardens are enclosed to three sides by a mixture of timber panelled fencing and mature hedges.

At the rear of the garage a canopy links to the timber and glazed sun room, providing a pleasant seating area with power points.

To the front shared vehicular access leads to a block paved driveway which provides **off road parking** leading to the **attached garage** having an electronically operated up and over door, personal door to the rear, fitted work surface with base level units under and stainless steel single drainer sink unit plus plumbing for a washing machine, access to the loft space and a wall mounted gas central heating boiler.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains gas, water, electricity and drainage are believed to be connected to the property but purchasers are to satisfy themselves as to their suitability. None of the services or appliances, heating installation, plumbing or electrical systems have been tested by the selling agents. Broadband connectivity to be confirmed.

Directions

Proceed out of Uttoxeter along the A522 Cheadle Road and on reaching the Three Tunns island take the first exit to continue along the A522 New Road. At the island take the first exit to continue along the A522 in the direction of Tean/Cheadle. Continue along this road through the Hamlet of Fole and on entering Checkley take the first left hand turning into Old Lane. Follow this road around to the right and turn left into the driveway on the left hand side immediately after two modern bungalows, where the property can be found set back on the left hand side.

Local Authority

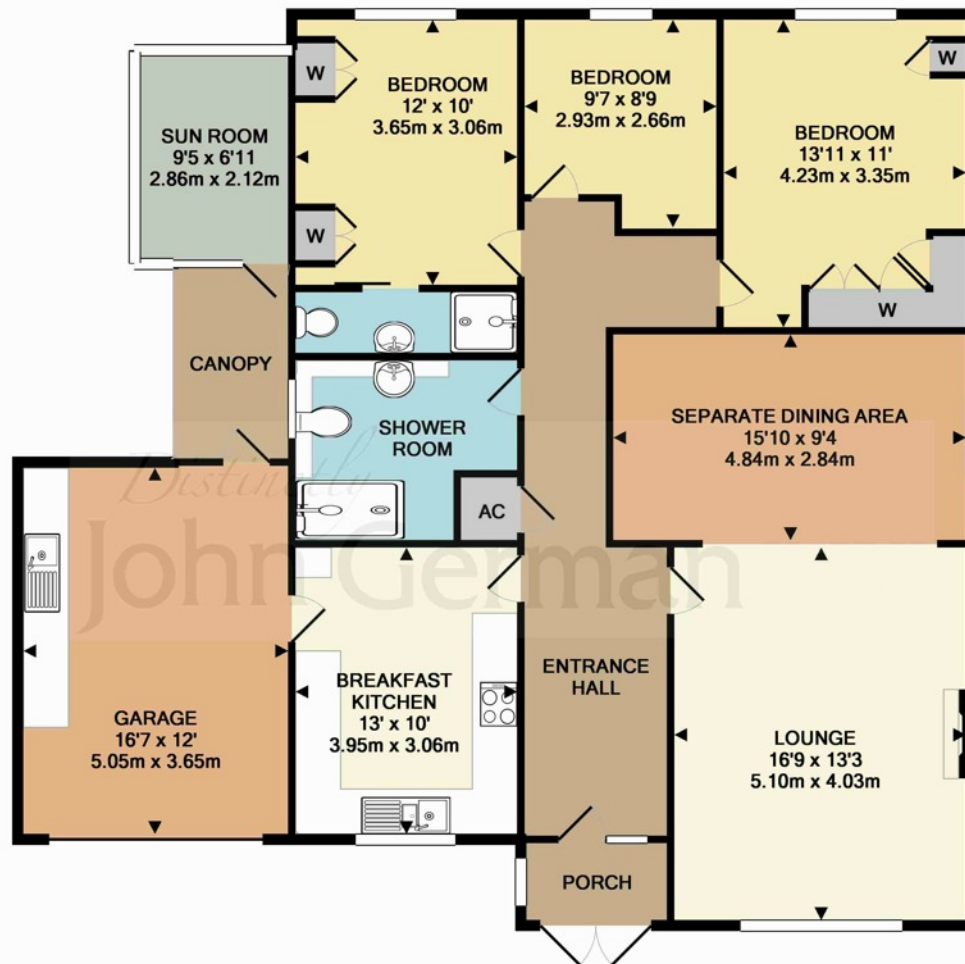
www.eaststaffsbc.gov.uk

Useful Websites

www.environment-agency.co.uk
www.eaststaffsbc.gov.uk/planning

MS/RS/ C0149 JGA/17/10/16

Guide Price: £309,995



Agents' Notes

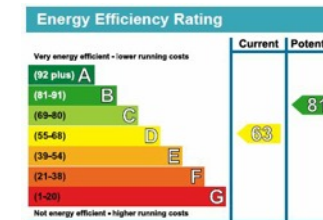
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst 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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Useful Websites

www.environment-agency.co.uk
www.coal.decc.gov.uk



John German

9A Market Place, Uttoxeter,
Staffordshire ST14 8HY

01889 567444

uttoxeter@JohnGerman.co.uk

Ashbourne
01335 340730

Burton Upon Trent
01283 512244

London
020 7839 0888

Uttoxeter
01889 567444

Ashby de la Zouch
01530 412824

East Leake
01509 856006

Loughborough
01509 239121

West Bridgford
0115 981 0003

Barton Under Needwood
01283 716806

Lichfield
01543 419121

Stafford
01785 236600

John German  co.uk

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 ©2012