



Brookfields Cheadle Road, Draycott, Staffordshire ST11 9RQ
Offers around £450,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

A rare opportunity to own this substantial family home boasting exceptional countryside views, a generous landscaped garden plot and detached double garage! Set back just off Cheadle road, along a driveway leading to just a few properties you will find this established house boasting generous accommodation comprising of an entrance hall, lounge with traditional multi fuel burner, a separate reception or dining room (depending on the incoming purchasers needs), a wonderful open plan kitchen makes for a wonderful space for the whole family to enjoy together, utility room and a handy downstairs cloakroom. Rising up from the entrance hall the first floor proudly presents four bedrooms a separate shower room and family bathroom.

Externally the grounds have been landscaped to consist of a sweeping blockpaved driveway having ample parking space for several vehicles and access to the double garage. The garden area is mostly laid to lawn with an extensive patio and plenty of space for the children to play. Do not miss out on this opportunity to purchase this superb residence where you can enjoy the surroundings of the idyllic countryside yet have the benefit of nearby commuter links just minutes away!

This home has No Chain and what a bonus that is.



The Accommodation Comprises

Entrance Hall

20'9" (max) x 5'11" (max) (6.32m (max) x 1.80m (max))

The hallway is of excellent size having a composite front entrance door, Amtico flooring, two radiators and two UPVC windows.

Lounge

13'10" x 16'0" (4.22m x 4.88m)

The spacious living room boasts two windows allowing an abundance of natural light to spill into the room. There is a multi fuel burner, single and double radiator.

Reception Room

14'5" x 16'0" (4.39m x 4.88m)

A flexible room which could be used for a multiple purposes having a fireplace with slate hearth being the focal point of the room. UPVC patio doors with side windows give access to the rear patio and garden area. The room is finished with a single and double radiator.

Breakfast Fitted Kitchen

14'6" x 9'11" (4.42m x 3.02m)

The Breakfast Kitchen is traditional in design and very well fitted to consist of an excellent range of high and low fitted units, drawers and display cabinets. The room benefits from an island doubling up as a breakfast bar having a high gloss granite worktop. Built in appliances include a Bosch electric double oven & hob, an integrated dishwasher, fridge and inset sink with mixer tap situated underneath one of two windows. The kitchen benefits from the Amtico flooring which flows through from the entrance hallway and two double radiators.

Utility Room

11'4" x 7'2" (3.45m x 2.18m)

The utility is fully fitted with a good range of units and has ample work surface over incorporating an inset stainless steels ink unit with half tiled splashbacks. This room houses the property's free standing Worcester Bosch boiler and has a window, integrated fridge, freezer and UPVC rear entrance door.

Cloakroom

2'10" x 4'11" (0.86m x 1.50m)

The cloakroom offers a low flush WC, wash hand basin, part tiled walls, radiator and window.

First Floor

Stairs rise from the Entrance Hallway which lead to the:

Landing

Access to all rooms having a radiator, window and access to the roof void.

Bedroom One

14'1" x 10'11" (4.29m x 3.33m)

A range of built in fitted wardrobes and drawers having a radiator and two UPVC windows.

Bedroom Two

14'1" x 10'11" (max) (4.29m x 3.33m (max))

The master benefits from two UPVC windows and radiator.

Bedroom Three

13'8" x 7'2" (4.17m x 2.18m)

A range of built in fitted wardrobes and drawers, double radiator, two UPVC windows and modern spot lighting.

Bedroom Four

7'10" x 6'10" (2.39m x 2.08m)

Having a built in bed with storage under, a range of built in fitted bedroom units, radiator and window.

Shower Room

6'8" x 5'8" (2.03m x 1.73m)

There is a double walk-in shower unit with plumbed in shower spray and glass side screen, the room is fully tiled and has the benefit of underfloor heating along with a chrome feature towel radiator. There is a privacy window to finish.

Family Bathroom

6'3" x 7'8" (1.91m x 2.34m)

The family bathroom is fully fitted to consist of a panelled in bath with mixer tap and hair spray over, a pedestal wash hand basin and low flush WC. The room is fully tiled with underfloor heating, a chrome fitted towel radiator and inset spot lighting. There is again a privacy window.

Outside

Externally the gardens are extensive and wrap around the property, they mainly consist of a large lawned area, an extensive paved patio ideal for outside entertainment during the summer months and a block paved driveway will support several vehicles and leads to the detached double garage (see below for details).

The property stands well and enjoys countryside views all around to create a peaceful and private setting.

Detached Double Garage

19'3" x 19'4" (5.87m x 5.89m)

There are two electric remote control doors, light and power. A staircase leads up to a Games Room.

Games Room/ Storage

11'8" x 19'3" (3.56m x 5.87m)

Having two round windows.

Services

The Property has the benefit of OIL FIRED CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





