



6 East Drive

Cheddleton, Staffordshire, ST13 7DN

£475,000



CONTACT US TO ARRANGE A VIEWING 9AM TO 9PM 7 DAYS A WEEK!

"Coming home is one of the most beautiful things" ~ Andre Rieu

Coming home to this beautiful property would certainly be the highlight of your day! Set in a quiet cul-de-sac location on the prestigious St Edwards Park Development, and having been updated and maintained to an excellent standard throughout, this home would be a joy for any family to reside in!



Denise White Estate Agents Comments

Located on East Drive; a quiet cul-de-sac on the Prestigious St Edwards Park Development in Cheddleton, we have for sale this superb Four Bedroom Detached Family Residence. Being one of the original builds on the development, this unique property has been updated and maintained to an excellent standard by the current owners, offering modern and versatile family accommodation, set within 122 acres of manicured grounds and woodland.

A spacious Entrance Hall welcomes you to the property, from which stairs lead to the first floor and doors provide access to the Downstairs WC, Lounge and Kitchen. The Lounge is positioned to the front of the property and features an impressive log burning effect gas stove. Double Doors lead from the Lounge through to the Dining Room which overlooks the garden through large Patio Doors. Alongside the Dining Room to the rear elevation you will find an impressive Breakfast Kitchen, fitted with a comprehensive range of modern units, complete with Quartz worksurfaces, a Breakfast Bar, Range Master Stove and American Style Fridge Freezer. Off of the Kitchen you will find a useful Utility Room from which doors lead to the Rear Garden and provide access to the Integral Garage.

To the First Floor there are Four well-appointed Bedrooms, Three of which benefit feature a range of Built in Furniture and sit alongside a Modern Family Bathroom. The Main Bedroom also benefits from an En-Suite Shower Room.

Externally there is off road parking for Four Vehicles and an excellent sized private rear garden which enjoys a good degree of privacy.

It goes without saying that this stunning property boasts all the key feature of an ideal family home, positioned in a most desirable location. Viewing is essential to appreciate all this property has to offer in terms of accommodation, style and location.

Entrance Hall 11'10" x 4'10" (3.61 x 1.49)

Composite entrance door to the front aspect. Engineered oak flooring. Radiator. Stairs off leading to the first floor. Ceiling light. Doors leading into: –

WC 7'1" x 4'0" (2.18 x 1.23)

Fitted with vanity units housing a countertop wash hand basin with mixer tap and in low-level WC. Tiled flooring. Part tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the front aspect. Ceiling light.

Lounge 16'4" x 11'10" (5.00 x 3.61)

Engineered oak flooring. Radiator. uPVC window to the front aspect. Feature log burning effect gas stove set on a granite hearth with a tiled background. Coving to the ceiling. The ceiling light. Double doors leading into:–

Dining Room 12'5" x 9'11" (3.81 x 3.04)

Carpet. Radiator. Wall mounted display cupboards with inset lighting. Coving to the ceiling. Ceiling light. uPVC patio doors leading to the rear garden. Door leading into: –

Kitchen 14'6" x 12'5" (4.44 x 3.80)

Fitted with a range of wall and base units with quartz worktops over incorporating an inset one and a half bowl 'Franke' sink unit with mixer tap. Space for a range style cooker housing a 'Range Master' stove with extractor over. American style fridge freezer. Karndean flooring. Radiator. uPVC window to the rear aspect. Two ceiling lights. Under stairs storage cupboard off. Door leading into:–

Utility Room 10'4" x 5'1" max (3.16 x 1.56 max)

Fitted with a wall and base unit with worksurface over incorporating a stainless steel sink and drainer unit with mixer tap. Plumbing automatic washing machine and space for condensing tumble dryer. Wall mounted Glowworm central heating boiler. Storage cupboard off. Karndean flooring. Radiator. Ceiling spotlights. Composite door leading to the rear garden. Internal door leading to the garage.

First Floor Landing

Newly fitted carpet. Radiator. Ceiling light. Access to the loft which is boarded for storage with lighting. Doors leading into: –

Bedroom One 11'9"x 11'1" (3.60x 3.40)

Carpet. Fitted with a range of bedroom furniture, including wardrobes, drawers and bedside cabinets. Radiator. uPVC window to the front aspect. Ceiling light. Door leading into: –

Ensuite 7'9" x 3'1" (2.38 x 0.96)

Fitted with a modern suite comprising of low-level WC, wall mounted vanity wash and basin unit and shower cubicle. Karndean flooring. Part tiled walls. Wall mounted heated towel rail and bathroom cabinet. Obscure UuVC window to the side aspect. Ceiling spotlights.

Bedroom Two 10'5" x 10'4" (3.18 x 3.17)

Newly fitted carpet. Fitted wardrobes. Radiator. uPVC window to the rear aspect. Ceiling lights.

Bedroom Three 11'1" x 8'0" (3.38 x 2.46)

Carpet. Radiator. Fitted with a range of bedroom furniture. uPVC window to the rear aspect. Ceiling lights.

Bedroom Four 8'4" x 7'6" (2.55 x 2.29)

LVT wood effect flooring. Radiator. uPVC window to the front aspect. Ceiling light.

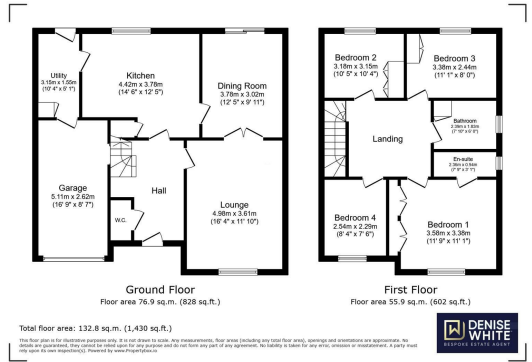
Bathroom 7'10" x 6'0" (2.40 x 1.85)

Fitted with a suite comprising of panelled bath with mixer tap, low-level WC and wall mounted vanity wash hand basin unit. Tiled flooring. Fully tiled walls. Wall mounted heated towel rail. Obscured uPVC window to the side aspect. Ceiling light. Airing cupboard off housing the hot water cylinder.

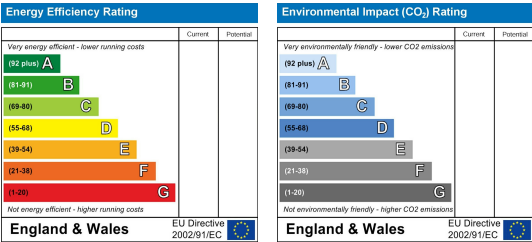
Area Map



Floor Plans



Energy Efficiency Graph



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