



**Plot 34 The Leighton Birchwood Grove, Cheadle,  
Staffordshire ST10 1AP**

**Offers around £365,000**



***Kevin Ford & Co. Ltd.***

Chartered Surveyors, Estate Agents & Valuers

**\*\*\*\*\*Stamp Duty contribution of up to £8,250 available\*\*\*\*\* Introducing a brand-new, expertly crafted four-bedroom detached home within the highly sought-after residential Augustus Fields estate developed by Walton Homes. Presenting "The Leighton" – a stunning residence offering immediate occupancy!**

**This property boasts a thoughtfully designed layout, featuring an inviting entrance hall, a convenient cloakroom, a spacious lounge, and a kitchen/dining area with UPGRADED KITCHEN UNITS that spans the entire width of the property, opening seamlessly to the rear garden through patio doors. Upstairs, discover four bedrooms, including a luxurious master suite with its own en-suite bathroom, complemented by a well-appointed family bathroom.**

**The exterior is equally impressive, with a front elevation showcasing a tarmac driveway for hassle-free parking, bordered by a strip of lush lawn. The rear of the property is fully enclosed, providing a private and serene atmosphere with full enclosed NEWLY TURFED garden.**

**This prime location offers residents convenient access to a plethora of amenities and excellent schools, both primary and high school, all within immediate walking distance. Immerse yourself in the charm of Cheadle, a semi-rural haven that effortlessly combines the tranquility of countryside walks with the practicality of easy commuting to the major potteries towns.**

**Secure your reservation today for a harmonious lifestyle that awaits you.**



## The Accommodation Comprises

### Entrance Hall

Upon stepping through the entrance door, you find yourself in the hallway where a staircase ascends to the first floor, accompanied by a radiator.

### Cloakroom

6'0" x 3'2" (1.83m x 0.97m)

The cloakroom is equipped with a low flush WC, wash hand basin, and a radiator.

### Lounge

17'0" x 10'6" (5.18m x 3.20m)

The lounge presents a generously sized space featuring a large window with views overlooking the front elevation, accompanied by a radiator.

### Kitchen/ Dining Area

26'8" x 11'6" (8.13m x 3.51m)

An impressively designed kitchen with high specifications provides an outstanding array of high and low-level kitchen units, complemented by ample work surfaces. The kitchen features an inset sink unit with a mixer tap and drainer conveniently positioned under the UPVC window. Built-in appliances comprise an electric oven/combo microwave and an integrated fridge/freezer. Enhancing the connection with the outdoors, patio doors gracefully open into the garden. Additionally, there is a radiator and easy access into the garage, adding to the functionality of this well-appointed kitchen space.

### First Floor

### Landing

Loft access, storage cupboard off and radiator.

### Master Bedroom

14'3" x 12'" (4.34m x 3.66m)

The master bedroom is adorned with a front-facing UPVC window, providing ample natural light. The room is further equipped with a radiator, ensuring a comfortable ambiance. A door leads seamlessly into the ensuite.

### En-Suite Shower Room

9'5" x 3'11" (2.87m x 1.19m)

The ensuite exudes sophistication, featuring an enclosed shower cubicle with sleek glass bi-folding doors, a pedestal wash hand basin, and a low flush WC. Completing the modern aesthetic is a stylish chrome towel radiator, adding both functionality and a touch of elegance to this well-designed space.

### Bedroom Two

14'3" x 8'9" (4.34m x 2.67m)

A comfortable double room, complete with a window that allows natural light to grace the space, and a radiator for added comfort.

### Bedroom Three

11'6" x 9'5" (max) (3.51m x 2.87m (max))

With UPVC window and radiator.

### Bedroom Four

11'5" x 9'6" (3.48m x 2.90m )

With UPVC window and radiator.

### Family Bathroom

7'10" x 5'11" (2.39m x 1.80m)

The family bathroom is designed for comfort and functionality, featuring a panel bath, low flush WC, wash hand basin, and a radiator. A UPVC window enhances the space by providing natural light and ventilation.

### Outside

At the front of the property, a tarmac driveway provides access to both the single garage and the front entrance door. The builder has thoughtfully included a lawned frontage beside the driveway, enhancing the property's curb appeal. Moving to the rear, you'll find an inviting enclosed garden with a paved patio, creating a delightful outdoor space for relaxation and enjoyment.

### Services

All mains services are connected. The Property has the benefit of GAS 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

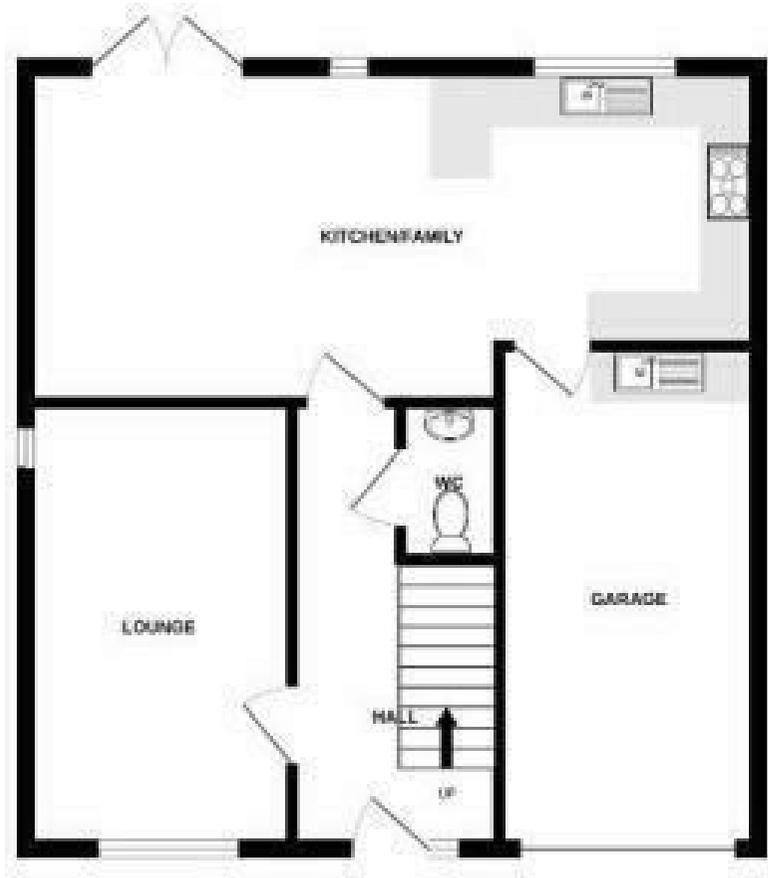
None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.

Price starts from £350,000; individual plots and prices may vary. Images depict a typical plot type. Council tax to be confirmed. Explore photos and take a virtual tour of a typical plot type.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metreage 10/2020

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