



**23 The Paddock, Cheadle, Staffordshire ST10 1NW**  
**Price guide £299,950**



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

**\*\*A Stunning Nearly-New Detached Bungalow in a Prestigious Residential Setting\*\***

This exceptional nearly-new bungalow offers beautifully appointed accommodation finished to an outstanding standard throughout, combining contemporary design with practical single-storey living in a highly sought-after location. Stepping into the property there is an attractive entrance porch which opens into a superb open-plan living space, forming the heart of the home. This impressive area incorporates a stylish lounge seamlessly flowing into a contemporary cream shaker-style kitchen with dining area, creating the perfect environment for both everyday living and entertaining. Striking Velux roof windows flood the space with natural light, enhancing the bright and airy feel throughout.

An inner hallway leads to the bedroom accommodation, comprising a generous principal bedroom positioned to the rear of the property. Featuring impressive full-height windows overlooking the garden, this tranquil retreat is complemented by luxurious en-suite facilities. There are two further well-proportioned bedrooms, one of which has been thoughtfully fitted with an extensive range of built-in furniture, creating an excellent dressing room or guest bedroom. An elegant family bathroom serves the remaining accommodation.

The property benefits from gas-fired central heating via a combination boiler, UPVC double glazing throughout and high-quality fixtures and fittings, reflecting the exceptional standard of finish evident throughout the home. Externally, the property enjoys attractively landscaped, low-maintenance gardens designed for ease of upkeep and year-round enjoyment.

Occupying a prestigious position within a small and peaceful residential development, the bungalow is ideally located within easy walking distance of Cheadle town centre, where an excellent selection of shops, cafés, restaurants and everyday amenities can be found. Excellent commuter links are also readily accessible.



## The Accommodation Comprises

### Entrance Porch

30'3" (max) x 4'1" (max) (9.22m (max) x 1.24m (max))

A composite double-glazed entrance door opens into a welcoming porch area, providing access to the majority

### Open Plan Living Area

18'0" x 9'9" (5.49m" x 2.97m")

A superb open-plan living space, beautifully designed to create a bright and sociable environment for modern living. The lounge area enjoys a UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light to flood the room, whilst an internal door provides access to the inner hallway.

Positioned to the rear, the dining area flows seamlessly into the contemporary kitchen, creating an ideal space for both everyday family life and entertaining. The kitchen and dining area are described in further detail below.

### Fitted Kitchen/ Dining Area

11'0" (max) x 9'7" (3.35m" (max) x 2.92m")

A cream shaker style contemporary fitted kitchen, comprehensively equipped with an inset stainless steel sink unit set within a range of stylish fitted base and wall-mounted cupboards with complementary work surfaces over. Integrated appliances include an electric oven with four-ring gas hob and stainless steel extractor canopy above. The room is enhanced by inset ceiling spotlights and a Velux roof window, flooding the space with natural light.

Additional features include partly tiled walls, a tiled floor, plumbing for an automatic washing machine and a wall-mounted BAXI gas-fired combination boiler. A UPVC double-glazed rear entrance door provides direct access to the garden.

### Master Bedroom

9'3" x 14'5" (2.82m" x 4.39m")

A generously proportioned principal bedroom situated to the rear of the property, enjoying a pleasant outlook over the garden through a UPVC double-glazed window and impressive full-length glazed panels which allow an abundance of natural light to flood the room whilst capturing attractive views of the landscaped rear garden. A door leads through to the luxury en-suite facilities.

### En-Suite Shower Room

6'9" x 4'10" (2.06m" x 1.47m")

Comprising of a fully tiled shower cubicle with plumbed in shower, pedestal wash hand basin, low flush W.C., part tiled walls, tiled floor, UPVC double glazed window, chrome towel radiator.

### Bedroom Two

10'0" x 10'10" (3.05m" x 3.30m")

A well-proportioned and double room benefiting from a UPVC double-glazed window overlooking the side elevation and allowing for excellent natural light. The room offers a radiator.

### Bedroom Three

9'10" x 9'11" (3.00m" x 3.02m")

A well-proportioned and versatile room currently utilised as a dressing room, benefiting from a UPVC double-glazed window overlooking the front elevation and allowing for excellent natural light. The room offers flexibility for a variety of uses, including another bedroom, home office or dressing room. Radiator.

### Bathroom

6'9" x 5'6" (2.06m" x 1.68m")

Beautifully appointed with a contemporary suite comprising a panelled bath with mixer tap and glazed side screen, pedestal wash hand basin and low-level W.C. Complemented by partially tiled walls, a tiled floor and a chrome heated towel radiator, creating a stylish and practical bathroom space.

### Outside

To the front of the property, there is an attractive paved frontage which enhances the bungalow's kerb appeal. To the right-hand side, a tarmac driveway provides ample off-road parking for several vehicles. In addition, a second gated driveway to the opposite side offers further parking if required and is finished with a combination of gravel and paving, with the paved section extending to provide pedestrian access to the rear garden.

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. It features a generous paved patio area, ideal for outdoor dining and

entertaining, together with an artificial lawn providing year-round greenery. A useful garden shed offers additional external storage.

### Services

All mains services will be connected. The Property will benefit from GAS CENTRAL HEATING (having a Combination Boiler) 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

Once built - 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.





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