7 Windermere Way, Cheadle, Staffordshire ST10 1SX

Offers over £249,950

Kevin Ford & Co. Ltd.

Chartered Surveyors, Estate Agents & Valuers

An exceptional semi-detached home that has been extensively renovated and thoughtfully enhanced to create a stylish, versatile family home offering far more space than its attractive exterior suggests. Beautifully presented throughout and finished to a high standard, this impressive property boasts a contemporary kitchen and bathroom, a superb rear extension, a converted detached garage and an additional attic room, making it an ideal home for growing families.
The accommodation briefly comprises a welcoming entrance hall, a spacious lounge with feature fireplace, and a sleek contemporary kitchen fitted with integrated appliances and an extensive range of modern units. The kitchen leads through to the impressive rear extension, currently utilised as a dining room, where Velux roof windows and patio doors flood the space with natural light and provide direct access to the rear garden, creating the perfect setting for both everyday family life and entertaining.
To the first floor are three well-proportioned bedrooms, including a principal bedroom with an extensive range of fitted wardrobes, together with a beautifully refitted family bathroom featuring a contemporary P-shaped bath with shower over.
A steep wooden paddle staircase leads to a versatile converted attic room complete with a Velux roof window and stylish media wall, offering an excellent space for a home office, hobbies or occasional guest accommodation.
Externally, the property continues to impress with a generous tarmac driveway providing ample off-road parking, while gated side access leads to a fully enclosed, landscaped rear garden featuring a spacious paved patio, artificial lawn and attractive flower borders. A converted detached garage provides superb additional flexible space, ideal as a home office, gym, studio or games room.
This outstanding home combines stylish interiors with flexible living space, offering a move-in ready property that is sure to appeal to a wide range of buyers.

The Accommodation Comprises

Entrance Hall
5'4" x 4'3" (1.63m x 1.30m)
A welcoming entrance hall accessed via a contemporary composite front door with full-height glazed side panels, allowing an abundance of natural light to flood the space. Featuring a stylish tiled floor, the hallway provides access to the first-floor accommodation via the staircase and leads through to the principal reception rooms, creating an inviting first impression of the home.

Lounge
14'10" x 13'4" (4.52m x 4.06m)
A beautifully presented and spacious lounge featuring a large uPVC double-glazed bay window to the front elevation, flooding the room with natural light. The room benefits from attractive wooden flooring and a feature fireplace with a gas fire, creating a warm and inviting focal point. A superb space for relaxing or entertaining.

Modern Fitted Kitchen
9'5" x 17'3" (2.87m x 5.26m)
A stylish and contemporary fitted kitchen comprising an extensive range of modern dark grey high-gloss wall and base units, providing an abundance of storage throughout. The kitchen is fitted with an integrated fridge/freezer, built-in electric oven and induction hob, complemented by white and silver speckled laminate work surfaces. Finished with a practical tiled floor, the room also benefits from a useful under-stairs storage cupboard and a uPVC composite side entrance door providing convenient external access.

Reception/Dining Room
9'5" x 14'10" (2.87m x 4.52m)
A superb additional reception room offering versatile living space, currently utilised as a dining area. Flooded with natural light from two Velux roof windows and uPVC patio doors opening directly onto the rear garden, this bright and airy room is ideal for both everyday family life and entertaining. The attractive tiled flooring flows seamlessly through from the kitchen, enhancing the open-plan feel and continuity of the space. This flexible room could also serve as a family room, home office or playroom to suit a variety of lifestyles.

First Floor
Stairs rise from the Entrance Hall leading up to the:

Landing
A bright and airy first-floor landing with a uPVC double-glazed side window allowing natural light to fill the space. Providing access to all three bedrooms and the family bathroom.

Bedroom One
12'8" x 9'9" (3.86m x 2.97m)
A spacious and well-presented principal bedroom featuring a comprehensive range of fitted wardrobes spanning one wall, finished with sleek black gloss doors and complemented by a contemporary wooden surround, providing excellent storage. The room also benefits from a radiator and ample space for additional bedroom furniture, creating a comfortable and stylish retreat.

Bedroom Two
11'0" x 9'10" (3.35m x 3.00m)
A generously proportioned double bedroom with a uPVC double-glazed window providing plenty of natural light. Benefiting from a radiator and ample space for a range of bedroom furniture, this is an ideal guest room or spacious second bedroom.

Bedroom Three
7'5" (max) x 6'5" (2.26m (max) x 1.96m)
Featuring a uPVC double-glazed window and radiator. Currently offering flexible accommodation, this room would make an ideal child's bedroom, nursery, dressing room or home office, perfectly suited to modern living.

Attic Room
9'8" x 16'2" (2.95m x 4.93m)
Accessed via a staircase, this impressive converted attic room provides a versatile additional living space, ideal for use as a home office, hobby room or occasional guest accommodation (subject to any necessary regulations and approvals). The room features a Velux roof window, durable vinyl flooring, and a contemporary media wall with integrated shelving, creating a stylish and practical focal point. Further benefits include modern LED strip lighting and a hard-wired smoke alarm for added safety.

Outside
The property is approached via a generous tarmac driveway, providing ample off-road parking to both the front and side of the property. Gated access leads to an enclosed, tarmacked side area, offering additional secure parking or storage.
To the rear, the garden has been thoughtfully landscaped for low-maintenance living and outdoor entertaining. A spacious paved patio extends from the rear extension, creating the perfect setting for al fresco dining and social gatherings, while an artificial lawn is bordered by attractive planted flower beds, adding colour and interest throughout the year.
The former garage has been professionally converted to provide an additional versatile room (details below), offering excellent flexibility for a variety of uses.

Detached Garage Conversion
17'5" x 8'3" (5.31m x 2.51m)
The detached garage has been thoughtfully converted to create a versatile additional room, offering a wealth of potential to suit a variety of lifestyles. Ideal for use as a home office, gym, games room, studio or hobby room, this flexible space provides valuable extra accommodation separate from the main house having vinyl luxury flooring, spot lighting and UPVC patio doors as access and side window.

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.

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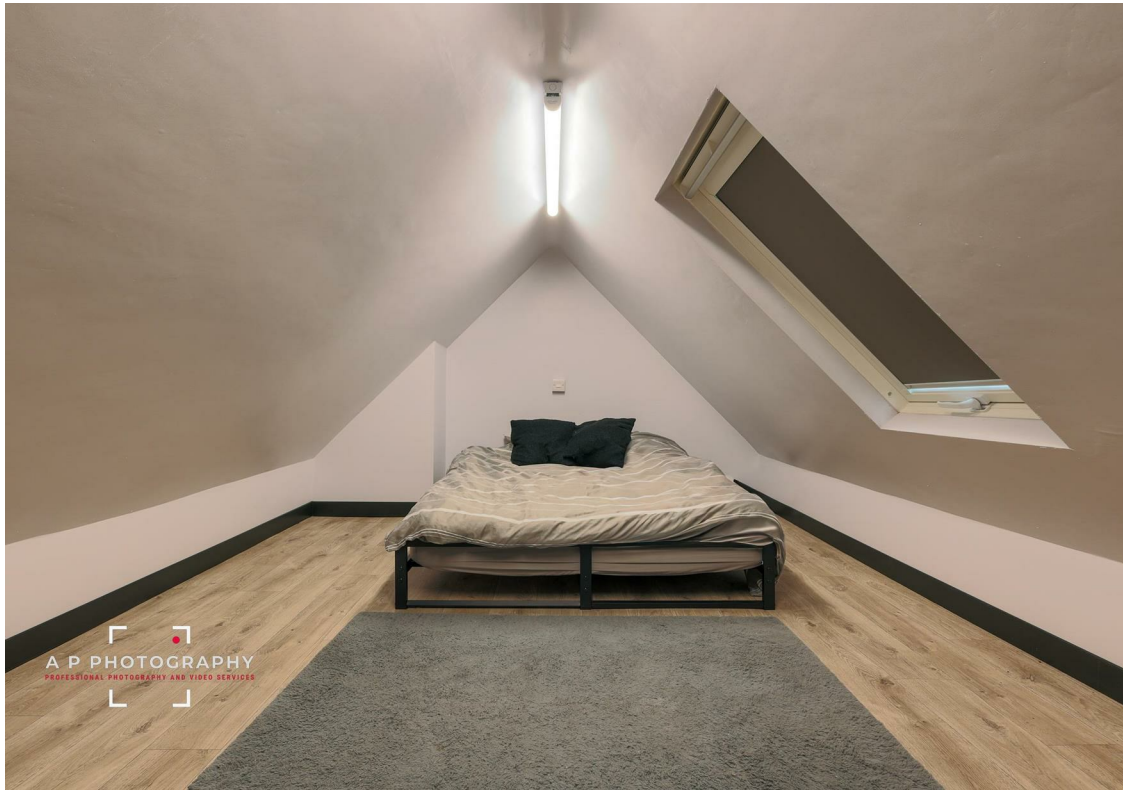
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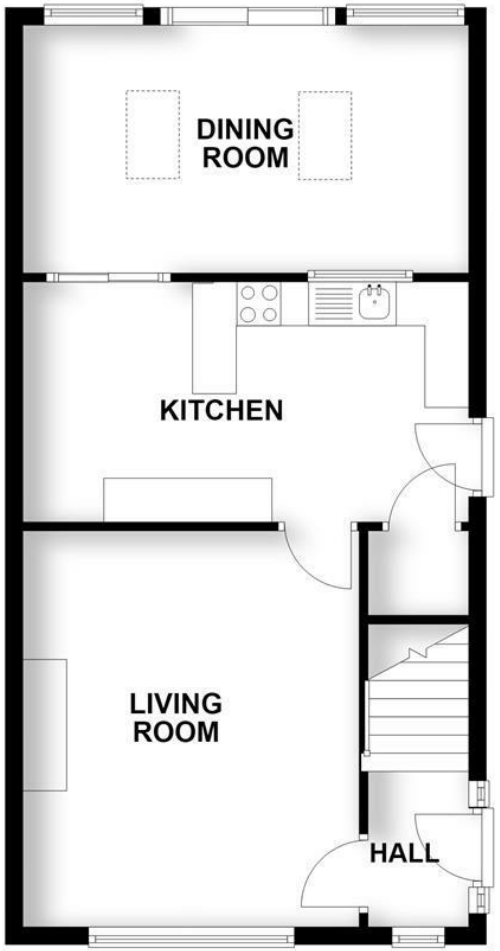
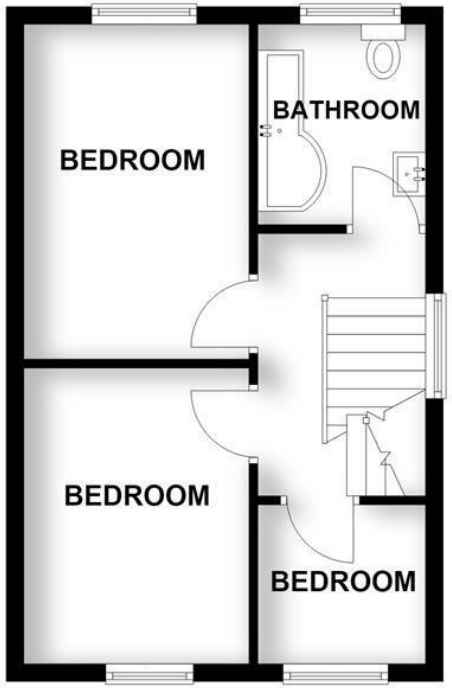
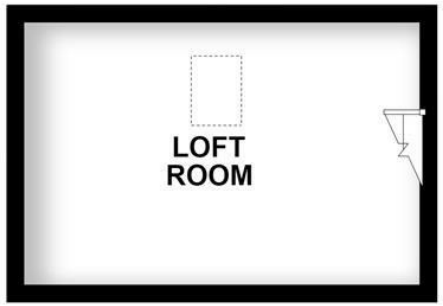
GROUND FLOOR
APPROX. 563.8 SQ. FEET

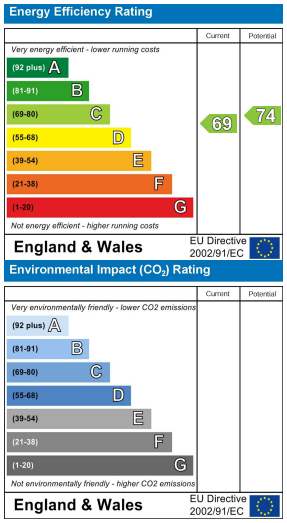


FIRST FLOOR
APPROX. 308.5 SQ. FEET
(EXCLUDING BATHROOM)



SECOND FLOOR
APPROX. 145.3 SQ. FEET





TOTAL AREA: APPROX. 1017.6 SQ. FEET

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Plan produced using PlanUp.

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