



**36 Stokesay Drive, Cheadle, Staffordshire ST10 1YU**  
**Offers around £350,000**



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

Positioned within a sought-after and popular residential estate on the outskirts of Cheadle Town Centre, this modern four-bedroom home presents an exceptional opportunity for families seeking space, style, and convenience. Beautifully presented and thoughtfully upgraded throughout, the property offers a perfect balance of traditional character and contemporary living. The ground floor welcomes you with an inviting entrance hall, complemented by a conveniently located cloakroom. The spacious lounge is both warm and elegant, featuring an Adam-style fireplace as a focal point and a charming bay window that floods the room with natural light. Double doors open seamlessly into the dining area, creating an ideal layout for entertaining and family gatherings. The heart of the home is the striking navy shaker-style kitchen, complete with a Belling Range and modern features, offering both practicality and standout design.

To the first floor, the impressive master bedroom benefits from a stylish en-suite, while three further generously sized bedrooms are served by a contemporary family bathroom — all finished to a high standard.

Externally, the property enjoys a generous plot with ample off-road parking. Mature hedged boundaries provide privacy, while internal walling ensures security and a fully enclosed rear garden. The garden itself is mainly laid to lawn with a paved patio area, ideal for outdoor dining, relaxation, and family life. Two timber sheds offer excellent additional storage.

An ideal family home in a highly desirable location — early viewing is strongly recommended.



## The Accommodation Comprises:

### Entrance Hall

16'10" x 6'2" (5.13m x 1.88m)

Welcoming entrance with stylish laminate flooring and a radiator with elegant cover. The entrance door features a decorative stained glass window, complemented by a side window that allows natural light to fill the space, creating a bright and inviting first impression. Practical understairs storage includes pull-out drawers, ideal for organizing shoes or other household items, making efficient use of space.

### Lounge

16'3" x 10'4" (4.95m x 3.15m)

A neutrally appointed lounge featuring an elegant Adam-style fireplace with a gas fire, marble inset, and hearth. The room is filled with natural light from the UPVC bay window and benefits from two radiators for warmth. Double doors with decorative glass squares provide a graceful transition into the dining room.

### Dining Room

9'10" x 9'9" (3.00m x 2.97m)

A well-proportioned dining room featuring a UPVC window overlooking the garden, allowing plenty of natural light. The room is fitted with a radiator and provides convenient access into the kitchen, making it ideal for both family meals and entertaining.

### Traditional Kitchen

21'5" (max) x 15'3" narrowing to 7'4" (6.53m (max) x 4.65m narrowing to 2.24m)

The navy-fitted kitchen offers a charming shaker-style design with traditional units and brushed chrome knobs. It features ample storage with drawers, quartz worktops, and an inset sink with a swan-neck chrome mixer tap. The Delonghi Range is a striking focal point, set against a white brick-style tiled splash-back.

The kitchen is thoughtfully designed in an L-shape, with part-tiled flooring in the smaller section and around the breakfast bar, which also houses a wine cooler. Laminate flooring and spot lighting enhance the contemporary feel, while a side UPVC window provides natural light. There is space and plumbing for an American-style fridge freezer.

An exterior door, flanked by windows, open out onto the rear garden, seamlessly connecting the interior with the outdoor space.

### Cloakroom

suite (suite)

Conveniently tucked beneath the stairs, the cloakroom features a low-flush WC and a wash basin, with laminate flooring for a clean and practical finish.

### First Floor

Stairs rise up from the Entrance Hall up to the:

### Landing

Access to all rooms and the roof void.

### Master Bedroom

13'6" x 13'0" (max) (4.11m x 3.96m (max) )

A spacious master bedroom featuring fitted wardrobes and a thoughtfully designed inset dressing area, providing both storage and a dedicated space for getting ready. The room is bright and airy, with a front-facing bay window allowing natural light to flood in.

### En-Suite

6'1" x 7'1" (1.85m x 2.16m )

The newly fitted and upgraded en-suite features a double shower with glass screen, fitted with both a shower spray and rainfall showerhead. A wash hand basin is set into a stylish vanity unit, complemented by tiled flooring. The room also benefits from a privacy window and a chrome towel radiator, combining functionality with contemporary design.

### Bedroom Two

12'2" x 8'7" (3.71m x 2.62m)

A well-proportioned second bedroom featuring a storage cupboard and a thoughtfully designed inset dressing area. The room is brightened by a front-facing window and is fitted with a radiator, offering both comfort and practicality.

### Bedroom Three

6'11" x 9'11" (2.11m x 3.02m)

Offers a UPVC double-glazed window providing natural light, along with a single radiator, making it an ideal guest room, home office, or nursery.

### Bedroom Four

7'0" x 7'10" (2.13m x 2.39m )

Single radiator and UPVC window.

### Bathroom

6'2" x 5'11" (1.88m x 1.80m)

A well-appointed family bathroom comprising: A bath with

coordinating panelled splash-backs, a contemporary wash hand basin, and a low-flush WC. The room is finished with stylish tiled flooring and benefits from a privacy side window, creating a bright yet private space ideal for everyday family use.

### Outside

The property enjoys a lovely position within a small yet popular residential estate. To the front, there is a combination of tarmac driveway and block paving, providing off-road parking and access to the garage, which has been part-converted to form part of the main accommodation and is currently used for storage.

To the side, a walled boundary runs the length of the house, with the property ownership extending to the hedged border. This design ensures the rear garden is fully enclosed, with secure gated access on both sides — ideal for families and pets.

The rear garden is thoughtfully arranged, offering a lawned area and a paved patio space, perfect for outdoor dining and entertaining. Two timber sheds provide excellent additional storage, with one offering access around the side of the property, making it ideal for storing children's bicycles or outdoor equipment.

### 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

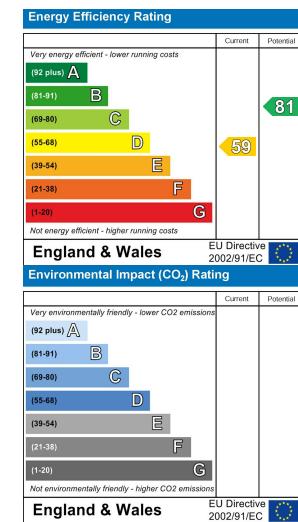
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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.







19 High Street, Cheadle, Staffordshire, ST10 1AA  
 T: 01538 751133 | F: 01538 751426  
 natashaford@kevinfordandco.ltd.co.uk  
 www.kevinfordandco.co.uk



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