



**Sirius The Boundary, Cheadle, Staffordshire ST10 2NU**  
**Offers around £475,000**



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

With stunning views extending over our lush green Staffordshire Countryside, I may be able to give you just a taste of what's on offer here with this gorgeous rural retreat nestled beautifully within a substantial plot and yet so accessible to local towns, commuter links and highly regarded schools.

This versatile and spacious home which has been impeccably cared for and ready for you to move straight into. On the ground floor you will find a wonderful entrance hallway with guest cloakroom, a spacious lounge and further reception room or bedroom four. The property boasts an entertainment kitchen designed to include state of the art appliances with a dining area having bi-folding doors opening out onto the rear garden and enjoying views of the open aspect. To finish there is a handy utility room offering complimentary units matching the kitchen. The First Floor has a galleried landing fitted with extra storage cupboards, a Master Suite offering a luxury bedroom with en-suite facilities off, two further bedrooms and a family bathroom. All of this sits on a large garden plot with driveway, ample parking space and access to the garage. The gardens have been landscaped and tiered to the rear incorporating two fabulous seating areas ideal for al-fresco entertainment during the summer months.

It really will be a lovely day when you get out to see this! Call us today to arrange your viewing!



## The Accommodation Comprises:

### Entrance Hall

10'9" x 6'10" (3.28m x 2.08m )

A welcoming hallway sets off this superb accommodation having a feature radiator and tiled floor. The entrance is via a composite front entrance door having a side UPVC window. The staircase rises off the hallway leading up to the first floor.

### Inner Hall

3'4" x 10'4" (1.02m x 3.15m )

With double radiator and tiled floor.

### Cloakroom

2'8" x 10'4" (max) (0.81m x 3.15m (max) )

Fitted with a white suite comprising of a wash hand basin sitting on a vanity under and a low flush WC. The flooring is tiled flowing through from the hall way and a radiator.

### Spacious Lounge

13'5" x 17'11" (4.09m x 5.46m )

A delightful sitting room embracing views from the UPVC window having an electric feature fireplace and radiator.

### Reception Room/ Bedroom 4

14'8" x 9'7" (4.47m x 2.92m )

A flexible room offering a UPVC window and radiator.

### Modern Fitted Kitchen

13'0" x 11'0" (3.96m x 3.35m )

A great kitchen with a superb range of bespoke high and low level fitted units, display cupboards and drawers having ample work surface over. A ceramic sink unit with mixer tap and drainer sits underneath the UPVC window enjoying views of the panoramic countryside views, built in appliances include a Bosch double oven, induction hob and stainless steel hood above. Integrated into the kitchen units are a fridge, freezer and dishwasher. The room has a tiled floor, modern inset spot lighting and is open plan with the dining area (measured separately below).

### Dining Area

11'6" x 12'4" (3.51m x 3.76m )

The dining area offers ample space for a family dining table and extra freestanding furniture if necessary. UPVC bi-folding patio doors again embrace the beautiful backdrop of the countryside and open out onto the properties paved patio area.

### Utility Room

7'8" x 9'3" (2.34m x 2.82m )

The utility is handy offering a great range of matching units complimenting the kitchen, an inset ceramic sink unit, plumbing for automatic washing machine and ample work surfaces. There is a tiled floor, inset spotlighting, two UPVC windows and a composite rear entrance door.

### First Floor

Stairs rise to the:

### Galleried Landing

The landing provides a range of built in storage cupboards offering shelving and hanging rails, inset spotlighting and two UPVC windows.

### Master Bedroom

13'5" x 15'11" (4.09m x 4.85m )

This wonderful master suite is exceptional having an excellent range of built in wardrobes and drawer units. There are two radiators and two UPVC windows. En-suite facilities are located just off.

### En-Suite Bathroom

14'8" x 9'6" (4.47m x 2.90m )

A luxurious bespoke fitted suite offering a four piece contemporary suite. The main focal point happens to be a free standing bath with mixer tap located underneath a privacy window, there are his & her wash hand basins offering vanity storage drawers below. A double walk in shower has the benefit of a plumbed in shower spray and glass enclosure with feature tiling matching in with the splash back walled area of the sink unit. There are black high gloss floor tiles, spotlighting and an airing cupboard off containing the hot water cylinder to finish.

### Bedroom Two

12'9" x 9'3" (3.89m x 2.82m )

Again an excellent range of built in fitted wardrobes and drawers, single radiator and UPVC window.

### Bedroom Three

13'0" x 9'11" (3.96m x 3.02m )

Having a UPVC window, built in wardrobe and radiator.

### Family Bathroom

8'1" x 8'0" (2.46m x 2.44m )

The bathroom is on par with the en-suite with the high specification offering a 'P' Shaped bath with plumbed in shower

and glass side screen, a wash hand basin with mixer tap and vanity unit under and low flush WC. The walls and flooring are tiled, there is inset spotlighting and a UPVC window.

### Outside

The driveway approaches the house providing parking for numerous cars and vehicles with access to the GARAGE (17'8" x 9'6"), Steps rise to the front garden area which is made up of a lawned garden enclosed with well established hedging. A paved pathway leads from the front elevation around to the side where the paving becomes extensive and offers an entertainment seating space for family and friends to sit and enjoy the nearby countryside view. The paving continues to the rear stretching out across the property and you will find steps down leading to a further sitting area. From here the tied garden drops down to a large artificial landscaped grass area which is ideal for the kiddies to play and have fun.

The garden is fully enclosed by timber panel fencing and offers outside ornamental lighting and taps.

### Services

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

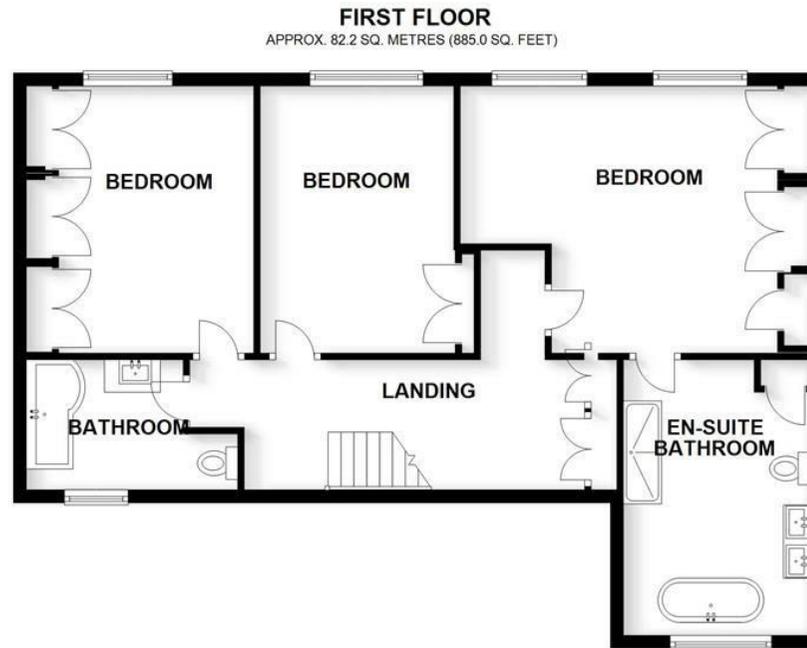
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

### 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.







TOTAL AREA: APPROX. 164.1 SQ. METRES (1766.1 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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

