



**1 Spout Lane, Cheadle, Staffordshire ST10 1QY**  
**Price guide £345,000**



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



This beautifully crafted, modern family home is part of an exclusive development of just nine detached properties on the outskirts of Cheadle. With high-end finishes and upgraded features throughout, this stylish home offers a hassle-free purchase with no upward chain.

Entering through a covered porch, you're welcomed into a spacious hallway. To the right, a generously sized lounge runs the full length of the house, with patio doors opening onto the rear garden and filling the space with natural light. To the left, a sleek contemporary kitchen features high-gloss slate cabinetry and integrated appliances — an ideal space for both dining and entertaining. A convenient downstairs cloakroom sits between the two main rooms.

Upstairs, the master bedroom benefits from a modern en-suite, while three additional bedrooms and a stylish family bathroom complete the first floor.

The property is approached via a private tarmac road serving the nine homes in the development. Positioned at the entrance, this home offers a long side driveway. The rear garden is private and not overlooked, bordered by timber fencing and backing onto woodland — a peaceful, sunny outdoor space perfect for relaxation. There is an overflow guest parking space available for use by all residents and their guests across the estate.

Ideally located within walking distance of Cheadle town centre, the home is close to excellent schools, including Painsley High School and Cheadle Academy. A petrol station and a proposed new supermarket are nearby, and the A50 offers easy access to surrounding towns and cities.

This immaculately presented home is move-in ready and offers modern comfort in a prime location. Don't miss this rare opportunity!



## The Accommodation Comprises:

### Entrance Hall

19'5" x 5'9" (5.92m x 1.75m)

The entrance hall features a sleek composite door, neutral ceramic tiled flooring, and provides easy access to all rooms, with stairs elegantly leading to the first floor. A handy understairs cupboard offers a practical storage space with spot lighting.

### Spacious Lounge

26'10" x 12'1" (8.18m x 3.68m)

The expansive lounge spans the length of the property, offering abundant space with a large front-facing window and rear patio doors that open to the garden. A stunning brick feature fireplace with an oak mantle houses a charming log burner, adding warmth and character to the room.

### Modern Kitchen

23'6" x 8'4" (7.16m x 2.54m )

The kitchen boasts sleek high-gloss slab cabinetry in a striking U-shaped layout, with dark grey lower units contrasted by lighter upper units. Equipped with integrated appliances, including a dishwasher, Lamona washer/dryer, tall fridge, separate tall freezer, built-in oven, gas hob, and stainless steel extractor, this kitchen is designed for modern convenience. A discreet cupboard houses the Baxi gas central heating boiler, while crisp white quartz countertops feature an inset stainless steel sink beneath a front-facing window. The far end of the kitchen offers a cosy seating area with added sockets and a TV point, and like the lounge, patio doors open onto the rear garden for seamless indoor-outdoor living.

### Guest Cloakroom

3'5" x 5'9" (1.04m x 1.75m )

The guest cloakroom features a sleek wash hand basin set within a vanity unit, a low flush WC, and a side window for natural light. The ceramic tile flooring seamlessly continues from the hallway, adding a cohesive and polished look.

### First Floor

Stairs rise up to the:

### Landing

Access to all bedrooms and bathroom.

### Master Bedroom

15'2" x 12'1" (4.62m x 3.68m)

The master bedroom is generously sized, offering ample space for furniture and relaxation, with the added benefit of direct access to a private en-suite for ultimate convenience and front facing window.

### En-Suite

5'9" x 5'9" (1.75m x 1.75m )

The en-suite features a fully tiled corner shower cubicle with a plumbed-in shower and glass doors. A sleek wash hand basin sits beneath a privacy window, complemented by two vanity drawers for storage, positioned next to the WC for a streamlined and functional layout.

### Bedroom Two

11'4" x 10'2" (3.45m x 3.10m )

Offers a window looking out over the rear elevation and beyond.

### Bedroom Three

10'10" x 11'1" (max) (3.30m x 3.38m (max) )

Featuring a window allowing natural light to pour through.

### Bedroom Four

11'4" x 7'8" (3.45m x 2.34m)

Located to the rear with window overlooking the garden and beyond.

### Family Bathroom

5'6" x 8'6" (1.68m x 2.59m )

The family bathroom showcases a modern white three-piece suite with elegant cream and neutral tiled walls and flooring. The P-shaped bath includes a glass side screen and shower spray for added convenience. A stylish wash hand basin is set within a vanity storage cabinet, alongside the WC, while a chrome feature towel rail adds a touch of luxury.

### Outside

The property is accessed via a shared tarmac driveway that serves all nine homes within the development. An extended private driveway along the side, providing additional parking and convenient rear garden access. The expansive rear garden spans the width of the home, featuring a neatly lawned area and a block-paved patio ideal for outdoor

seating.

There is an overflow guest parking space available for use by all residents and their guests across the estate.

### 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.











