



**2 Graffam Grove, Cheadle, Staffordshire ST10 1SP**  
**Offers around £299,950**



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

Situated on a highly sought-after and well-established residential estate, this impressive four-bedroom detached family home combines stylish presentation with generous and versatile living space—perfectly suited to modern family living.

From the moment you step inside, the property offers a warm and welcoming feel. A bright entrance hallway leads to a convenient downstairs WC, while the spacious lounge provides a superb place to relax, enhanced by a feature fireplace and an elegant bay window that floods the room with natural light. The separate dining room creates an ideal setting for both everyday family meals and special occasions, with double doors opening into a charming conservatory—an excellent additional reception space enjoying lovely views over the rear garden throughout the seasons.

One of the standout features of this home is the thoughtfully converted former detached garage, now providing a well-appointed utility room alongside a substantial storage area or highly versatile home office—perfect for today's flexible lifestyles. Upstairs, the property continues to impress with four well-proportioned bedrooms, offering comfortable accommodation for growing families, alongside a contemporary family bathroom fitted with a stylish four-piece suite.

Externally, the home boasts excellent kerb appeal with a generous tarmac driveway providing ample off-road parking and access to a useful carport. To the rear, the fully enclosed garden offers a private and family-friendly outdoor space, featuring a well-maintained lawn, attractive planted borders, and a block-paved patio—ideal for al fresco dining, entertaining guests, or simply unwinding in the warmer months.



## The Accommodation Comprises:

### Entrance Hall

5'11" x 17'0" (1.80m x 5.18m )

On entering the property via a uPVC double glazed door, the hallway features laminate flooring and a uPVC double glazed window to the side elevation, allowing for natural light. There are stairs rising to the first floor and a double panel radiator.

### Guest Cloakroom

4'5" x 2'9" (1.35m x 0.84m )

Fitted with a low flush WC and a wash hand basin set within a vanity storage unit. The room benefits from a tiled floor and a uPVC double glazed privacy window.

### Lounge

11'9" x 13'9" (3.58m x 4.19m )

A well-proportioned living room benefitting from a large uPVC double glazed bay window to the front elevation, creating a light and airy space. The room features an Adam style fireplace with a wooden surround, black marble inset and hearth, incorporating a gas living flame fire. Part glazed doors lead through to the:

### Dining Room

14'2" x 8'9" (4.32m x 2.67m )

Conveniently located adjacent to the kitchen, offering ample space for a family dining table and chairs. The room features tiled-effect flooring, a double panel radiator, and uPVC double glazed doors opening into the rear conservatory.

### Conservatory

10'7" x 10'3" (3.23m x 3.12m )

Constructed of part brick and uPVC, this conservatory features a tiled floor and benefits from a radiator, allowing for year-round use. uPVC double glazed doors to the side elevation provide access to the garden.

### Fitted Kitchen

10'5" x 8'9" (3.18m x 2.67m )

A traditional cream bespoke fitted kitchen offering a comprehensive range of high and low level units, drawers, and display cupboards. Ample work surfaces incorporate an enamel sink unit with drainer and mixer tap, complemented by tiled splashbacks. Integrated appliances include a microwave and fridge freezer, with additional space provided for a freestanding range cooker.

The room benefits from modern ceiling spotlights and under-cabinet lighting, along with a tiled floor. A Worcester Bosch wall-mounted gas combination boiler is neatly enclosed within one of the kitchen units. A uPVC double glazed window overlooks the side elevation, and a side entrance door provides access to the carport.

### Utility Room

7'11" x 8'9" (2.41m x 2.67m )

Formerly the garage, this space has been converted into a useful utility room fitted with a range of base units, work surfaces, and an inset stainless steel sink unit. There is plumbing for an automatic washing machine and space for a tumble dryer. Additional features include a tiled floor, a window to the side elevation, and a courtesy door providing external access.

### Storage Room/ Office

6'9" x 7'8" (2.06m x 2.34m )

Accessed via a lockable door from the rear of the utility room, this versatile space features uPVC double glazed doors opening out onto the garden. Offering a variety of potential uses, the room would be ideal as a home office or additional storage area.

### First Floor

Stairs rise from the Entrance Hall to the:

### Landing

Provides access to all principal bedrooms and the family bathroom. There is access to the loft and a uPVC double glazed window to the side elevation, allowing for natural light.

### Bedroom One

12'3" x 11'2" (3.73m x 3.40m)

A good sized double bedroom situated to the rear of the property, featuring a uPVC double glazed window and a radiator.

### Bedroom Two

12'1" (max) x 11'10" (3.68m (max) x 3.61m)

A further double bedroom situated to the front elevation, featuring a uPVC double glazed window and a radiator.

### Bedroom Three

6'9" x 11'0" (2.06m x 3.35m )

A well-proportioned bedroom featuring a uPVC double glazed window and a radiator.

### Bedroom Four

12'0" ((max) x 6'1" (3.66m ((max) x 1.85m )

A well-proportioned bedroom featuring a built-in storage cupboard, a uPVC double glazed window, and a radiator.

### Bathroom

A well-appointed and fully fitted bathroom, finished to a high standard. The suite comprises a panelled bath with an attractive wooden side panel and contemporary chrome mixer tap. A wash hand basin is set over a stylish wooden vanity unit, incorporating a low flush WC within the same coordinated furniture for a sleek, integrated look.

In addition, there is a separate shower cubicle with a glass enclosure, complemented by fully tiled walls and flooring, providing a modern and low-maintenance finish. A privacy window allows for natural light while maintaining discretion.

### Outside

To the front elevation, the property benefits from a tarmac driveway providing generous off-road parking for two to three vehicles. A wooden gate gives access to the attached carport, offering additional covered parking or useful storage space.

The rear garden is fully enclosed, creating a safe and private environment ideal for families and entertaining. A block paved patio provides an excellent seating area for outdoor dining, with a charming picket gate opening onto a well-maintained lawn. The garden is complemented by attractive, established flower borders, making it a particularly pleasant and inviting outdoor space.

### 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

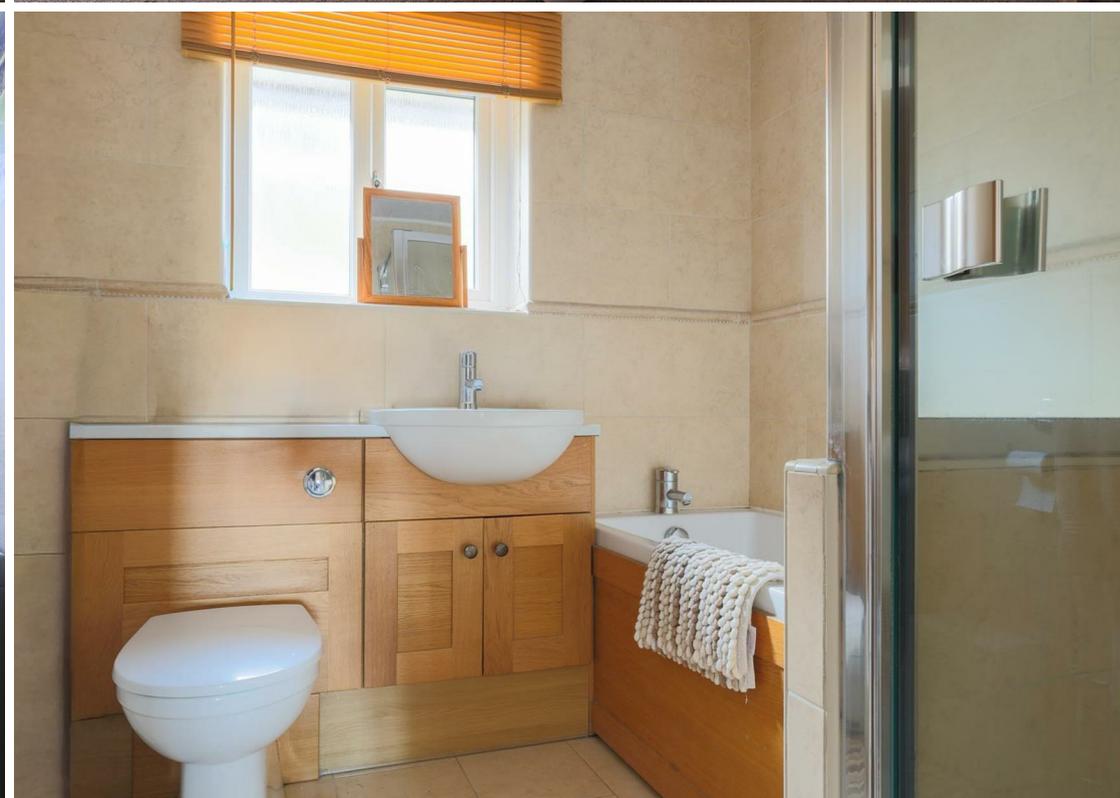
Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

### 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.

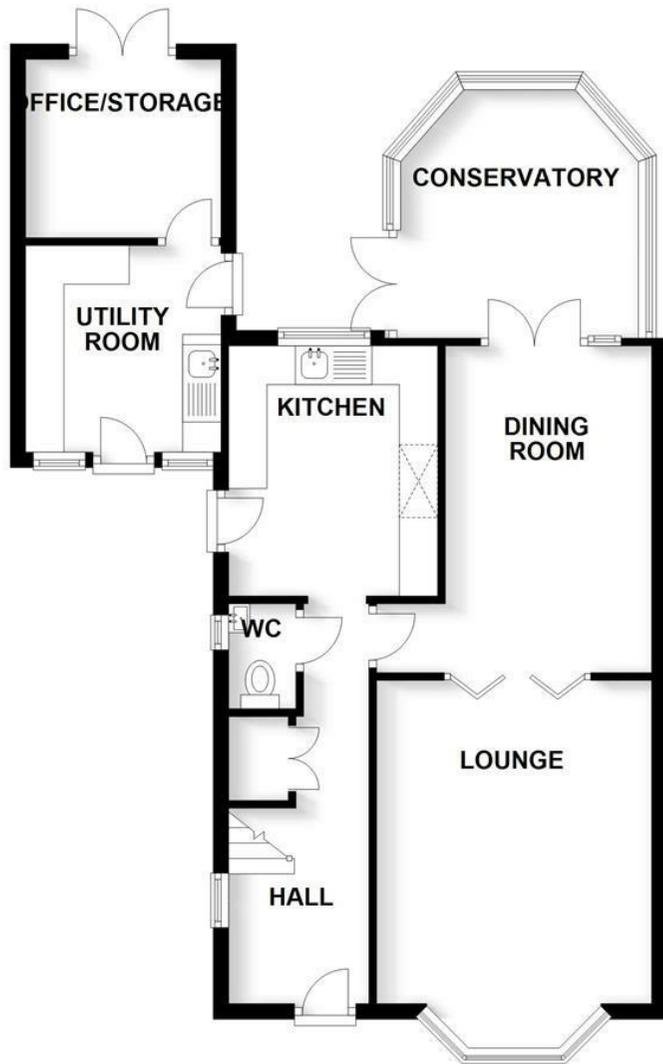
### Agents Note

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.

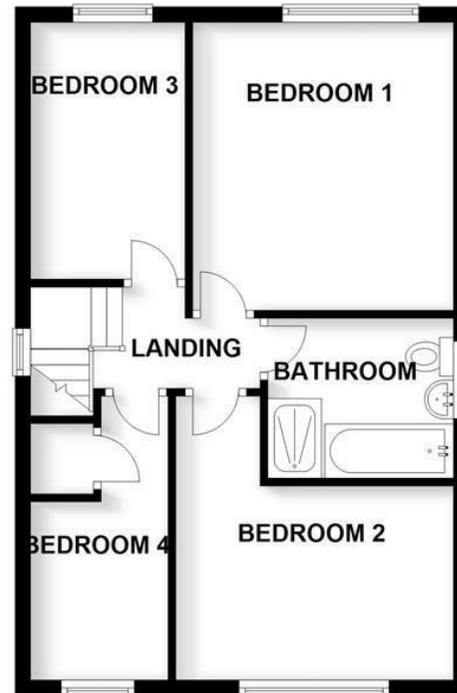




**GROUND FLOOR**  
APPROX. 752.7 SQ. FEET



**FIRST FLOOR**  
APPROX. 505.6 SQ. FEET



TOTAL AREA: APPROX. 1258.3 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) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

