



38 Dilhorne Road, Cheadle, Staffordshire ST10 1PR
Offers in excess of £530,000



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

*****GUIDE PRICE IS £530,000 - £550,000*****

A Stunning, Fully Refurbished and Extended Detached Dormer Family Home with Exceptional Garden.

This remarkable property has been completely refurbished, extended, and updated by the current owners, resulting in a home that blends contemporary elegance with timeless charm. Beautifully presented throughout, it offers a true turnkey lifestyle for modern family living. The entrance hall welcomes you with space and light, leading into the heart of the home: a bespoke navy kitchen with marble-effect worktops and premium fitted units. Flowing seamlessly from the kitchen is a dining area and a breathtaking orangery, flooded with natural light and providing a versatile space for entertaining, family gatherings, or relaxed evenings at home. A practical utility room and stylish cloakroom complete the ground floor, along with bedroom two, ideal as a guest suite or flexible living space, with an adjoining modern shower room. Upstairs, the landing is bright and airy with three Velux windows, leading to the principal bedroom with built-in wardrobes, bedroom three with fitted storage, and a contemporary family bathroom — all beautifully appointed to the highest standards. Externally, a sweeping stone driveway provides ample parking and access to the integral garage with remote-controlled door. The front garden is immaculately maintained, with a neatly lawned frontage and charming flower borders that enhance the home's kerb appeal. The rear garden is a true showpiece and perfectly south-facing, creating an outdoor sanctuary designed for both relaxation and entertaining. A large Indian stone patio offers the perfect setting for al fresco dining, overlooking a well-kept lawn framed by mature trees, established borders, and vibrant planting. Additional lifestyle features include a greenhouse beside the patio, a summerhouse, a separate garden shed, and a chicken pen at the far end of the garden, blending practicality with charm.



The Accommodation Comprises

Entrance Hall

28'3" x 3'10" (8.61m x 1.17m)

An impressive and spacious entrance hall sets the tone for the home, accessed via a striking composite front door complemented by a feature uPVC window. This elegant space offers a discreet built-in storage cupboard, providing both practicality and style. Double doors open gracefully into the kitchen, creating an inviting sense of flow and a seamless connection between the principal living areas.

Lounge

21'4" x 12'2" (6.50m x 3.71m)

A beautifully proportioned principal reception room offering both warmth and elegance. The focal point is a charming corner log burner, set upon a slate hearth with matching back panel, complemented by a side wall flue for character and style. Natural light floods the space through a striking uPVC bay window, accompanied by an additional window that enhances the bright, airy feel. Further features include a statement cast iron radiator and contemporary inset spot lighting, creating an inviting ambience that balances modern comfort with timeless charm.

Kitchen/ Dining Area

20'3" x 10'7" (6.17m x 3.23m)

The heart of the home, this beautifully appointed kitchen is finished with an elegant range of navy shaker-style cabinets, offering a combination of high and low-level units, deep drawers, and a striking marble-effect worktop. A stylish grey and cream tiled splashback complements the design, while an inset ceramic sink with mixer tap provides both practicality and flair. Premium integrated appliances include a Hoover double electric oven with double grill, induction hob, fridge, freezer, and dishwasher, all seamlessly incorporated for a sleek finish.

Natural light is a defining feature of this space, enhanced by two uPVC windows and inset ceiling lighting, while a dramatic vaulted window rising to the ceiling creates a sense of volume and architectural statement. Radiator heating ensures year-round comfort, and the kitchen flows effortlessly into the orangery, making it a superb setting for both everyday living and entertaining.

Orangery

10'6" x 17'5" (3.20m x 5.31m)

Flowing directly from the kitchen, the orangery offers a versatile and elegant extension of the living space, combining a formal dining area with a relaxed sitting zone. Designed to impress, the room is bathed in natural light from its vaulted ceiling with feature glazing, complemented by inset spot lighting for evening ambience. Twin uPVC sliding doors and additional side windows further enhance the light and airy atmosphere, while a radiator ensures year-round comfort. This beautifully designed space provides the perfect setting for both intimate family gatherings and entertaining on a grander scale.

Utility Room

8'5" x 6'6" (2.57m x 1.98m)

A practical utility space, complete with inset stainless steel sink and mixer tap set above fitted base cupboards, providing additional storage. The room is thoughtfully equipped with plumbing for an automatic washing

machine and houses the wall-mounted Baxi gas combination boiler. Natural light is drawn in through a side uPVC window, while a rear entrance door offers direct access to the outside. A radiator ensures comfort, making this an efficient and functional extension to the kitchen.

Cloakroom

5'2" x 2'9" (1.57m x 0.84m)

A stylish and convenient ground floor cloakroom, fitted with a modern low-flush WC and radiator. Natural light is provided by a uPVC window.

Bedroom Two

12'5" x 12'0" (3.78m x 3.66m)

A generously sized ground floor bedroom, filled with natural light from an attractive uPVC bay window. The room is enhanced by a statement cast iron feature radiator, combining period character with modern comfort, making this a versatile space equally suited as a guest bedroom, home office, or additional reception room.

Inner Passage

3'2" x 14'6" (0.97m x 4.42m)

A thoughtfully designed inner passageway providing a seamless transition between the ground floor living spaces and the landing above. This elegant connector enhances the flow of the home while maintaining a sense of privacy and distinction between different areas.

Shower Room

5'9" x 8'10" (into shower) (1.75m x 2.69m (into shower))

A contemporary and thoughtfully designed shower room, featuring a fully plumbed shower cubicle, wash hand basin with mixer tap set above a sleek vanity unit, and a modern low-flush WC. The space is complemented by a radiator and inset spot lighting, creating a bright, functional, and stylish environment

Bedroom One

15'4" x 16'6" (4.67m x 5.03m)

A beautifully appointed principal bedroom, featuring a built-in double wardrobe that provides ample storage while enhancing the sense of space. Natural light fills the room through a uPVC window, and a radiator ensures comfort, creating an elegant and restful retreat.

Family Bathroom

5'7" x 7'1" (1.70m x 2.16m)

A tastefully designed family bathroom, featuring a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, and a modern low-flush WC. The room is enhanced by part-tiled walls, a uPVC window allowing natural light, and a radiator, creating a bright, practical, and elegant space for everyday use.

Bedroom Three

18'3" x 9'10" (5.56m x 3.00m)

A generously proportioned bedroom, thoughtfully designed with full-length built-in wardrobes with mirrored doors, providing abundant storage and enhancing the sense of space. A radiator ensures comfort, while a uPVC window fills the room with natural light, creating a bright and versatile space ideal for a bedroom, study, or guest accommodation.

Outside

The property is approached via a stone driveway with elegant paved edging, providing access to the attached garage. A lawned frontage, framed by a brick wall and charming flower borders, enhances the home's curb appeal, with a paved pathway leading to the front and side entrances.

To the rear, the garden is a true highlight. Perfectly south-facing, it has been beautifully landscaped to create an idyllic retreat. A hexagonal Indian stone patio provides a stylish space for outdoor dining and entertaining, framed by vibrant, well-stocked borders with flowers, shrubs, and ornamental trees. An arched gateway leads through to a private lawned garden, offering seclusion, tranquillity, and year-round beauty.

Practical yet charming additions further elevate the outdoor lifestyle on offer, including a greenhouse set to the side of the patio, a summerhouse and separate garden shed, along with a chicken pen at the end of the garden. Established planting throughout ensures both privacy and character, creating a stunning garden sanctuary that perfectly complements the home.

Integral Garage

22'10" x 10'2" (6.96m x 3.10m)

A practical and secure integral garage, featuring an electric remote-controlled up-and-over door for ease of access. The space is fitted with lighting and power, offering versatile utility for parking, storage, or workshop use.

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

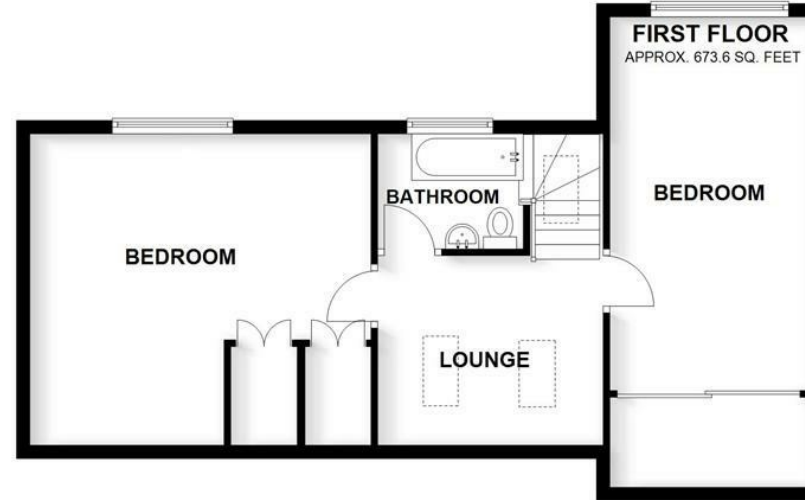
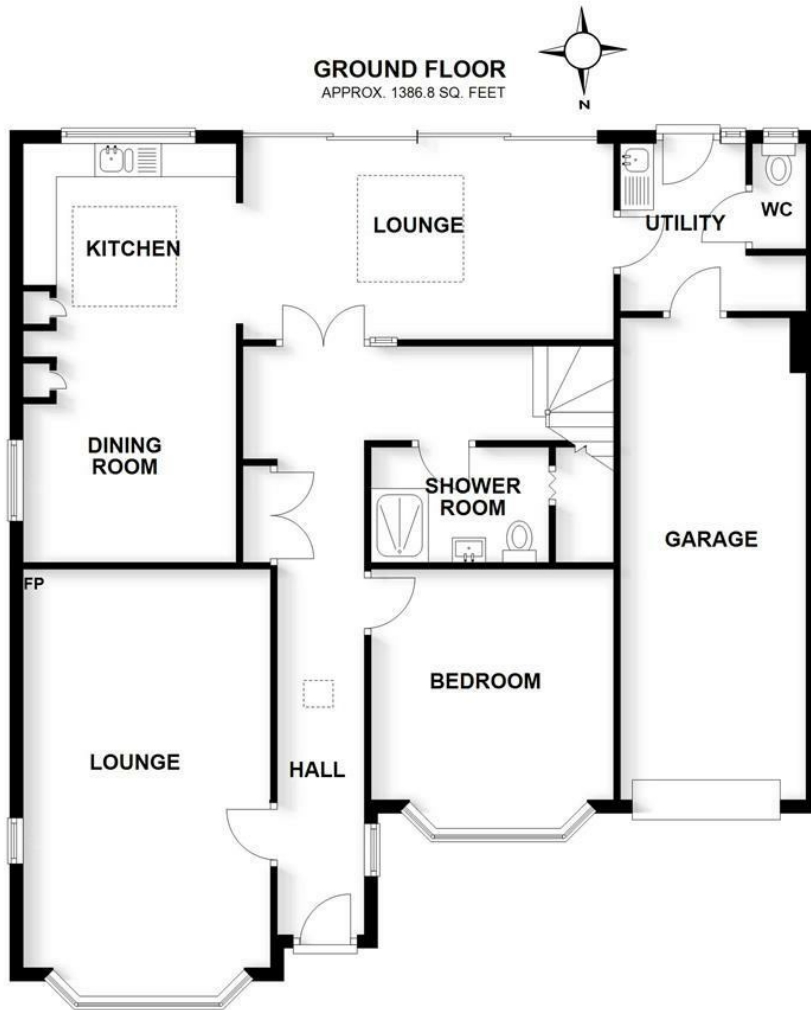
Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

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.







TOTAL AREA: APPROX. 2060.4 SQ. FEET

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide 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		83
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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