



**12 Patch Meadow Road, Cheadle, Staffordshire ST10 1PX**  
**Offers around £335,000**



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

A spacious three-bedroom detached bungalow occupying a generous and beautifully maintained plot within the highly regarded Patch Meadow development in Cheadle. Ideally positioned within walking distance of Cheadle town centre, the property is conveniently placed for a wide range of local amenities, shops, cafés, everyday services and well-regarded local schools, whilst also enjoying the peace and convenience of this established residential setting. The property combines character, comfort and practicality, with a welcoming entrance hall leading into a charming country-style kitchen complete with a useful breakfast bar. A particularly spacious lounge with an adjoining dining area provides an excellent principal reception space. There are three well-proportioned bedrooms, with the third currently utilised as a home office, offering excellent flexibility to suit individual needs, together with a contemporary shower room. One of the property's real highlights is the exceptionally generous outside space. The beautifully tended gardens extend around the property, featuring well-maintained lawns, established planting, landscaped borders, paved seating areas and gravelled sections, creating a number of enjoyable spaces for relaxing and entertaining. The extensive block-paved frontage provides substantial off-road parking, while a detached brick-built garage with electric roller shutter door provides valuable additional storage and secure parking. A rare opportunity to acquire a substantial detached bungalow in a sought-after Cheadle location, offering generous accommodation, beautifully maintained gardens, excellent parking and the convenience of the town centre, local amenities and schools all within easy reach.



**Accommodation comprises**

**Entrance Porch**

11'11" x 4'10" (3.63m x 1.47m)

The welcoming entrance porch combines practicality with functionality, featuring a tiled floor and a useful utility area with space and plumbing for both a washing machine and tumble dryer. A convenient work surface above provides an ideal area for storing laundry essentials. The hall is complemented by UPVC windows, a bespoke insulated roof and an entrance door, creating a bright and practical introduction to the home.

**Kitchen**

7'10" x 10'11" (2.39m x 3.33m)

Stepping through from the entrance porch, the kitchen offers a charming country-style design, fitted with a comprehensive range of cream Shaker-style wall, drawer and base units, complemented by wood-effect work surfaces and tiled splashbacks with part-tiled walls. The generous range of cabinetry provides excellent storage, while ample worktop space offers plenty of room for food preparation. The kitchen is well equipped with an inset enamel sink and mixer tap, together with an electric hob and built-in electric oven, complemented by a stainless steel and glass extractor hood. There is also space for a freestanding fridge freezer. A particularly useful feature is the breakfast bar, providing an informal place to sit and enjoy meals whilst adding to the sociable nature of the room. The kitchen also benefits from a UPVC double-glazed window and a UPVC door providing direct access outside. The room is completed by a tiled floor, creating a practical and easy-to-maintain finish, while the attractive decorative tiling adds further character to this homely and well-appointed kitchen.

**Inner Hall Passage**

4'10" x 9'5" (1.47m x 2.87m)

With Upvc double glazed door and access to further accommodation

**Sun room**

14'5" x 4'10" (4.39m x 1.47m)

A charming and naturally light sun room, offering a delightful space to sit and unwind with direct access to the patio area

**Lounge**

15'7" x 12'7" (4.75m x 3.84m)

A spacious and welcoming lounge offering a comfortable and inviting setting for relaxing and entertaining. The room enjoys an abundance of natural light from the large UPVC double-glazed window, complemented by a generous radiator beneath. A feature Adam style fireplace creates an attractive focal point, while the room provides ample space for a range of furniture. The lounge is finished with fitted carpeting and benefits from decorative wall lighting and attractive coving, adding a traditional touch to this well-proportioned reception room.

**Dining room**

9'10" x 7'2" (3.00m x 2.18m)

A well-proportioned dining room, which seamlessly flows from the lounge. featuring double doors opening into the inner hallway. The room benefits from UPVC double-glazed windows, providing plenty of natural light, together with a radiator making this a lovely little space to enjoy with family & friends.

**Inner Hallway**

With built in storage cupboard

**Bedroom one**

10'4" x 11'2" (3.15m x 3.40m)

A spacious and beautifully presented master bedroom offering a light and comfortable retreat, with dual-aspect UPVC double-glazed windows providing an excellent amount of natural light and pleasant outlook. The generous proportions provide ample space for a large double bed and a range of bedroom furniture, while the room benefits from a radiator, fitted carpeting and attractive feature wallpaper to one wall. A further window overlooks the side aspect, creating a bright and airy feel throughout. A well-proportioned principal bedroom with plenty of space for furniture and a relaxing atmosphere.

**Bedroom Two**

13'7" x 10'4" (4.14m x 3.15m)

A well-proportioned second bedroom, currently presented as a comfortable twin bedroom and offering excellent versatility for a range of uses. The room benefits from a large UPVC double-glazed window, allowing plenty of natural light to flood the space, together with a radiator.

**Bedroom Three**

6'5" x 7'9" (1.96m x 2.36m)

A bright and versatile third double bedroom, currently arranged as a home office and reading room, offering excellent flexibility to suit a variety of requirements. The room is well proportioned and features a large UPVC double-glazed window, radiator and attractive neutral decor

**Shower room**

6'5" x 7'9" (1.96m x 2.36m)

A practical and contemporary shower room fitted with a white suite comprising a low-level WC, wash hand basin set within a useful vanity unit and a generous walk-in shower enclosure with glazed screen, panelled walls and shower tray. The room is fully tiled in complementary neutral tones, with a UPVC double-glazed privacy window providing light and ventilation, while a chrome heated towel rail adds further convenience and a touch of style. The room is completed by a tiled floor and wall-mounted mirror unit.

**Detached Garage**

17'8" x 9'1" (5.38m x 2.77m)

A detached brick-built garage providing excellent additional storage and parking, fitted with an electric roller shutter door and further lockable side door for convenient access. The garage benefits from both power and lighting, together with a UPVC double-glazed window.

**Outside**

The property occupies an attractive and particularly generous plot, with extensive block-paved frontage providing excellent off-road parking for several vehicles and access to the detached garage. The front garden is attractively landscaped with a combination of lawn, gravelled areas, established shrubs and planted borders, creating a welcoming approach to the property. To the side and rear, the property enjoys beautifully maintained gardens offering a good degree of privacy and plenty of space for outdoor enjoyment. The gardens feature well-kept lawns, established planting, mature shrubs and thoughtfully arranged borders, together with paved pathways providing access around the property. A paved patio area immediately adjoining the rear of the property provides an ideal space for outdoor seating and entertaining, while further paved and gravelled areas offer a choice of seating and relaxation spaces. The enclosed gardens are complemented by established hedging and fencing, creating a private and peaceful setting.

**Services**

All mains services are connected. The property has the benefit of GAS CENTRAL HEATING AND 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 only through the agents Kevin Ford & Co Lt, 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





