



Sirius The Boundary, Cheadle, Staffordshire ST10 2NU
Offers over £400,000



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

NOW REDUCED TO A GUIDE PRICE OF £400,000 - £425,000

An excellent opportunity to secure this stunning home at a significantly reduced price. Recently re-marketed with a slashed guide price, offering outstanding value in a highly desirable location. Don't miss out!

This individual, detached modern family home offers a truly unique opportunity to enjoy breathtaking views over the lush, rolling Staffordshire countryside, combining the best of rural tranquility with exceptional convenience. Nestled within a generous plot, this spacious and versatile home has been meticulously cared for and is ready for you to move in and start enjoying immediately. From the moment you enter, you'll be impressed by the welcoming entrance hallway and thoughtful design throughout.

The ground floor features a spacious, light-filled lounge with Alexa-controlled lighting and a stunning media wall, creating a perfect space for both relaxation and entertaining. The additional reception room offers flexibility to be used as a fourth bedroom, office, or cosy sitting room—tailored to suit your lifestyle needs. At the heart of the home is the expansive entertainment kitchen, equipped with state-of-the-art appliances, ample storage, and a dining area with bi-folding doors that open onto the rear garden, allowing you to enjoy the serene countryside views from inside and out. The utility room, with matching units to the kitchen, adds practicality and convenience.

Upstairs, the impressive galleried landing leads to the luxurious master suite, complete with en-suite facilities for added privacy. Two further well-sized bedrooms provide ample space for family and guests, while the family bathroom offers a contemporary and relaxing setting.

Set on a large, beautifully landscaped garden plot, this home boasts a driveway with ample parking and direct access to the garage. The rear garden has been thoughtfully tiered to create two fantastic seating areas—perfect for alfresco dining or entertaining.



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" (0.81m x 3.15m)

Fitted with a white suite comprising of a wash hand basin sitting on a vanity unit unit and a low flush WC. The flooring is tiled flowing through from the hallway and the room houses a small radiator.

Spacious Lounge

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

A delightful sitting room embracing extensive countryside views. Complete with a stunning media wall this room is perfect for relaxing and entertaining guests. With UPVC windows and a radiator.

Reception room/bedroom four

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 including 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,

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 free standing 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 spot lighting, 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 spot lighting 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 and her wash hand basins offering 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 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 tiled 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 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, ST10 1AA

Mortgage

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

Agents Notes

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		EU Directive 2002/91/EC 

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