



**126 Ashbourne Road, Cheadle, Staffordshire ST10 1RT**  
**Offers around £265,000**



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

**\*An Exquisite Detached Bungalow – Immaculate, Move-In Ready, with Expansive Gardens, Ample Parking, and Stunning Front-Facing Views Over Cheadle Town\***

Presenting a rare opportunity to acquire this beautifully maintained, individual detached bungalow, offering effortless living in a highly sought-after location. This exceptional home has been meticulously cared for and is truly move-in ready, combining style, comfort, and practicality.

Step inside to a welcoming entrance hall leading to a magnificent lounge featuring a striking marble fireplace with a fitted gas fire, and soaring high ceilings with elegant coving that create a grand and luxurious atmosphere. The space is perfectly designed for both relaxing and entertaining.

The modern kitchen/breakfast room boasts sleek, white slab units with stunning granite-effect worktops, complemented by integrated appliances including a built-in oven and gas hob. Adjacent, the spectacular UPVC floor-to-ceiling glass conservatory floods the home with natural light and offers a bright and airy space to enjoy the garden.

An inner hallway leads to two generously sized bedrooms, both offering ample space for freestanding furniture, alongside a beautifully finished, fully tiled bathroom suite featuring contemporary fittings and finishes.

From the front elevation, enjoy super views over Cheadle town—a peaceful and picturesque outlook that adds to the charm and appeal of this wonderful home.

Outside, the property truly shines with two extensive block-paved driveways, offering ample parking space for multiple vehicles or even a motorhome or caravan. Set on a coveted corner plot, the gardens are larger than most and immaculately maintained with lush lawns, elegant white slabbed patios, and carefully tended flower borders—ideal for outdoor entertaining or simply enjoying the peaceful surroundings.



## **The Accommodation Comprises**

### **Welcoming Entrance Hall**

10'9" x 4'4" (3.28m x 1.32m)

The entrance hall features a single radiator with a convenient shelf, providing both warmth and a practical surface for keys or decorative items. A UPVC front door with a side panel allows natural light to filter in, creating a bright and inviting first impression as you enter the home.

### **Elegant Spacious Lounge**

20'5" x 11'6" (6.22m x 3.51m)

This stunning room features a magnificent marble fireplace with a fitted gas fire, beautifully accented with gold edging—a true focal point for both cosy evenings and stylish entertaining. Flanking the fireplace are bespoke shelving units, offering space for ornaments or personal treasures, adding both function and flair.

The lounge boasts purpose-built high ceilings, adorned with traditional coving, creating a rich and spacious atmosphere with a grand, almost stately feel. Natural light pours in through tall UPVC double doors at the rear of the room, complemented by matching side windows that enhance the sense of openness and frame garden views. A well-positioned radiator ensures year-round comfort.

### **Stylish Modern Kitchen/ Breakfast Area**

12'8" x 9'8" (3.86m x 2.95m)

The kitchen is a true showstopper, boasting a newly fitted, high-gloss white slab unit design that brings a crisp, contemporary feel to the space. Black speckled granite-effect worktops with matching upstands and splash-backs provide a striking contrast and a touch of luxury.

Cleverly integrated within the cabinetry is a built-in electric oven, gas hob, and a modern black glass extractor hood with intuitive push-button controls and a stylish glass backsplash, adding both practicality. Additional thoughtful details include soft-close drawers, elegant glass-fronted display units, and a white enamel sink with drainer, perfectly positioned beneath a UPVC window overlooking the conservatory, and fitted with a chrome mixer tap for a sleek finish.

The kitchen is spacious enough to accommodate a breakfast table, making it a warm and welcoming space for casual dining or morning coffee.

### **Light-Filled Conservatory**

11'10" x 11'10" (3.61m x 3.61m)

A true highlight of the home, featuring a dramatic pitched glass roof and floor-to-ceiling windows that flood the space with natural light and offer panoramic views of the garden.

Finished in light grey wood-effect luxury vinyl flooring that continues seamlessly from the kitchen, it's the perfect setting for a relaxing lounge, dining area, or garden room—a versatile space that adds both style and value to the home.

### **Master Bedroom One**

11'8" x 11'0" (3.56m x 3.35m)

Positioned to the front elevation, the elegant master bedroom offers a calm, neutral décor, generously proportioned, the room allows ample space for freestanding wardrobes and additional bedroom furniture, creating a relaxing and personal space. In addition there is a large UPVC window looking over the front elevation and a radiator.

### **Bedroom Two**

6'10" x 10'3" (2.08m x 3.12m)

The second bedroom is also generously sized, featuring a UPVC window allows natural light to filter in, while a radiator ensures comfort year-round. Ideal as a guest room, home office, or additional bedroom, this space offers great versatility.

### **Luxury Bathroom**

6'5" x 6'8" (1.96m x 2.03m)

A beautifully presented space, featuring a modern three-piece white suite. It includes a panelled-in bath with chrome mixer tap and handles, a vanity unit with inset wash basin and chrome mixer tap, and a low-flush WC neatly boxed in for a sleek, streamlined look.

The room is fully tiled in white and grey marble-effect tiles, with a feature panel over the bath adding a stylish focal point. Finished with coordinating vinyl flooring, this bathroom blends practicality with contemporary flair.

### **Outside**

The exterior of this home is just as impressive as the interior, showcasing meticulously cared-for grounds. A large block-paved driveway runs alongside the property, providing ample on-site parking. Additionally, a separate gated

entrance on the other side offers further parking space—ideal for a motorhome, caravan, or additional vehicles.

The front garden features a well-kept lawn bordered by mature shrubs and vibrant flowers, creating an inviting and picturesque setting. A white slabbed patio area sits at the front of the bungalow, perfect for relaxing and enjoying views over Cheadle or simply soaking up the garden ambiance.

The rear garden is equally well maintained, with steps leading up to a lawned area and gated access into the conservatory space. Enclosed by a boxed hedge boundary and a stylish feature wall, the garden offers privacy and charm. Additional white slabbed paving extends the outdoor living area, providing a lovely patio space for seating and entertaining.

### **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.

### **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.





