

£230,000

22 Sandon Road, Cresswell, ST11 9RB



- BEAUTIFUL SEMI-DETACHED HOUSE
- VIEWS OVER OPEN COUNTRYSIDE
- TWO DOUBLE BEDROOMS
- KITCHEN-CONSERVATORY
- LUXURY FAMILY BATHROOM
- STYLISH LIVING ROOM
- LOVELY GARDENS & SUMMER HOUSE
- GENEROUS DRIVEWAY PARKING
- A RARE OPPORTUNITY TO PURCHASE

BEAUTIFUL SEMI-DETACHED HOME IN SEMI-RURAL CRESSWELL. Stunning views over open fields, landscaped garden plot including summer-house, and stylish interiors - this is a rare opportunity to purchase a ready-made-home in a very special location. Ideal for access to Stone, A50, Tean and routes to Cheadle and Uttoxeter.

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ENTRANCE HALLWAY

1.03m x 0.90m (3'5" x 2'11")

Entrance into this lovely home is via the front composite door, in a pale sage green. Stepping into the entrance hallway, there is a doorway through to the lounge and stairs up to the first floor landing. The entrance hallway has wood-effect flooring in a pale oak colour, with a wall mounted radiator and white painted walls.

LOUNGE

3.96m x 3.41m (12'12" x 11'2") INTO BAY WINDOW

Through the part-glazed oak door, into the lounge, the room is welcoming and stylish. A wall mounted central fireplace is the focal point of the room, which is light and bright from the large bay window overlooking the long front garden and driveway. There is a continuation of the oak-effect flooring, white painted walls and stylish decor. Wall mounted radiator and doorway through to the kitchen.

KITCHEN

3.64m x 3.38m (11'11" x 11'1")

Another light and airy room, which is open-plan to the conservatory addition. The kitchen is well appointed with a range of fitted wall and base cupboards in cream gloss, beneath wood-effect worktops. Integrated electric oven and hob with extractor above. Integrated fridge, stainless steel sink and drainer with mixer tap. The kitchen has a tiled floor that flows through into the conservatory, wall mounted radiator and an oak door leading off into the utility/laundry area.

CONSERVATORY

3.45m x 3.01m (11'4" x 9'11")

The conservatory addition maximises the wonderful views over open-countryside to the rear of the property. With UPVC double glazed elevations to two sides, whilst there is a privacy wall along one side of the addition, this room adds light and a feeling of spaciousness to the ground floor accommodation. UPVC double glazed French doors open on to the rear garden area. The conservatory has a UPVC double glazed roof and wall mounted radiator, making it the perfect space for any season.

LAUNDRY AREA

5.80m x 0.85m (19'0" x 2'9")

A useful addition off the kitchen area, with space for fridge, washing machine, wall mounted gas fired boiler, shoe-storage and additional space for the addition of a guest wc, should a buyer wish.

STAIRS AND LANDING

1.89m x 0.95m (6'2" x 3'1")

Stairs rise up from the entrance hallway, with fitted carpet, hand-rail and UPVC double glazed window upon reaching the first floor landing. Doors off to the two bedrooms and family bathroom. Loft access.

BEDROOM ONE

3.53m x 3.35m (11'7" x 10'12")

The master bedroom is a lovely, spacious double room, with cleverly disguised storage behind sliding mirrored doors, in addition to extra storage in the bespoke built-in cupboards surrounding the bed. With fitted carpet, wall mounted radiator and wonderful views over the long front garden and on to open green space beyond, this is a peaceful and stylish master bedroom.

BEDROOM TWO

3.61m x 2.80m (11'10" x 9'2")

A second excellent double bedroom - with the benefit of views over the gorgeous open countryside to the rear. Stylish decor with fitted carpet, painted walls, wall mounted radiator and UPVC double glazed window.

FAMILY BATHROOM

2.48m x 2.43m (8'2" x 7'12")

A beautiful bathroom - p-shaped bath with shower off the combi boiler, wash hand basin, low level wc and charcoal heated towel-rail. The decor is as stylish as the rest of the interiors, with mosaic splash back to the wall mounted mirror above the sink, and pale grey tiles surrounding the bath enclosure and UPVC double glazed window recess. The ceiling is clad and has recessed spotlighting, whilst a discrete wall cabinet helps provide hidden storage, along with an under-sink vanity unit. Spotless and stylish.

OUTSIDE AREAS

This property offers a beautiful landscaped plot, with generous parking on the front driveway, adjacent to a pretty lawned area, surrounded by well-maintained hedges. The driveway continues along the side of the house to the rear single garage and landscaped back garden. With a combination of easy-to-maintain gravel, a patio area from which to enjoy the peaceful setting, and an excellent summer house - ideal for home gym, work-from-home office space, treatment room or potting shed - this property is ready to enjoy both inside and out.... and in a setting that many will envy.





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Location



VIEWING BY APPOINTMENT WITH AGENTS DALE AND COLLINS ESTATE AGENTS

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