



Common Lane, Boundary, ST10 2NZ.
Offers in the Region Of £595,000

Whittaker Est. 1930
& Biggs

Common Lane, Bounadry, ST10 2NZ.

The Croft, a prestige detached home having three double bedrooms, two bathrooms, three reception rooms, balcony and extensive gardens. Being beautifully presented throughout the property is stylish and boasts excellent panoramic views. Located in the desirable hamlet of Boundary the property is within close proximity to The Potteries, Stone and Uttoxeter.

In brief accommodation to the ground floor comprises of an impressive entry vestibule with cloak room housing a lower level WC and three reception rooms being the sitting room, living room and dining room. The modern kitchen comprises of units to the base and eye level, breakfast bar with granite work surfaces, electric oven, electric grill, four ring induction hob, integral wine cooler, integral dishwasher, integral fridge/freezer and contemporary stainless steel sink. A utility room and integral garage complete the ground floor.

To the first floor are three double bedrooms accessed via the galleried landing. An Ensuite leads from bedroom one and consist of a panelled bath, lower level WC, pedestal wash hand basin and bidet. Within the family shower room is a corner shower cubicle, pedestal wash hand basin, lower level WC, bidet.

The property is nestled on just over 1/3 acres of land or thereabouts consisting of a gravelled driveway access via electric gates. To the rear is mainly laid to lawn with a wooden decking area having lighting and a large gravelled patio. The whole property has fenced boundaries along with mature plants, shrubs and trees. Offered to the market with no upwards chain.

You are cordially invited to view this outstanding property to appreciate the size, location and style.

Situation

The property is conveniently situated just a short drive from Cheadle town centre and and the highly regarded Painsley Catholic College.



Entrance Hallway

Composite door and windows to the front elevation, tiled flooring.

Sitting Room 15' 5" x 14' 2" (4.71m x 4.31m)

UPVC double glazed patio doors to the rear elevation, UPVC double glazed window to the side and front elevation, radiator, cornicing.

Hallway

Staircase to the first floor, cornicing, radiator, understairs storage cupboard.

Cloakroom

UPVC double glazed window to the rear elevation, lower level WC, pedestal wash hand basin, tiled surround.

Living Room 14' 2" x 12' 8" (4.33m x 3.85m)

UPVC double glazed bay window to the rear elevation, mantle piece, radiator, exposed wood beams.

Dining Room 12' 1" x 21' 2" (3.68m x 6.44m)

UPVC double glazed bay window to the side elevation with plantation shutters, two radiators, fixed shelving.

Kitchen 19' 4" x 21' 2" (5.90m x 6.44m)

UPVC double glazed window to the side elevation, UPVC double glazed window to the front elevation with plantation shutters, radiator, range of units to the base and eye level, breakfast bar, granite worksurfaces, Smeg electric oven, Smeg electric grill, integral wine cooler, integral dishwasher, stainless steel sink unit with twin sink, induction hob, extractor fan, under unit lighting.

Utility 15' 1" x 4' 8" (4.60m x 1.42m)

UPVC double glazed window to the rear elevation, units to the base level, plumbing for washing machine.

First Floor

Landing

UPVC double glazed window to the front elevation and rear elevation, picture rail, loft access, radiator.

Bedroom One 12' 1" x 12' 4" (3.68m x 3.76m)

UPVC double glazed window to the side elevation with plantation shutters, radiator, having access to the balcony.

Ensuite 8' 11" x 12' 3" (2.72m x 3.73m)

UPVC double glazed window to the side elevation, panelled bath, lower level WC, pedestal wash hand basin, bidet, radiator, fixed storage, loft access.

Bedroom Two 14' 1" x 8' 9" (4.28m x 2.66m)

UPVC double glazed window to the side and front elevation with plantation shutters, radiator, built in wardrobe.

Bedroom Three 11' 3" x 11' 9" (3.42m x 3.58m)

UPVC double glazed window to the rear elevation, radiator, picture rail, ceiling rose.

Bathroom 8' 8" x 6' 3" (2.65m x 1.91m)

UPVC double glazed window to the rear elevation with plantation shutters, lower level WC, pedestal wash hand basin, corner shower cubicle incorporating chrome shower fitment, bidet, radiator, cornicing.

Outside

Gravelled driveway, electric gates, area laid to lawn, gravelled walkway.

Rear Garden

Mainly laid to lawn, wood decking area, fenced boundary, mature plants and shrubs, outside water tap, courtesy lighting.

Integral Garge 35' 2" x 13' 7" (10.72m x 4.15m)

Electric up and over door, UPVC double glazed door and window to the side elevation, light and power connected.



Note:
Council Tax Band: TBC

EPC Rating: TBC

Tenure: believed to be Freehold









GROUND FLOOR
 APPROX. FLOOR
 AREA 1590 SQ.FT.
 (147.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 749 SQ.FT.
 (69.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2339 SQ.FT. (217.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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