



10 Wood Avenue, Kingsley

£295,000 Freehold

A beautiful village location with a shop, school, church and Staffordshire countryside walks, only a bounce away from Cheadle with an array of independent shops, cafes, schools and the A50/A52. • Mr McGregors garden but better.. a South facing garden with beautiful fruit/veg boxes, mature shrubs and flowers that sit between weaving pathways, a lush lawn with crisp borders and seating area. • A generous paved driveway is surrounded by mature shrubs and sits beside a spacious garage. • Find calming comfort in the homely sitting room with bow windows, a kitchen/breakfast room and lounge/diner. • To the burrow... A Master with walk-in dressing room, a second double with dresser/study, final double bedroom/nursery and family shower room.



Peter rabbit this one is for you, although not owned by Mr. McGregor, the South facing garden blooms with the same fruits and vegetables, gorgeous flowers and mature shrubs, enchanting footpaths that weave the way to the lush lawn, a lawn that sits beside a paved seating area and crisp borders! This home is located in a the stunning village of Kingsley the perfect burrow for all the family, a three bedroom semi detached home where countryside views are your favourite neighbours. A safe hum makes a worried bunny calm again, a scent of chamomile tea flows about this lovely home with every room making the worries of yesterday seem like a distant memory..from the entrance hall a sitting room has twin bow windows that charm the space with character and an inset electric fire with marble hearth awaits those cosy evenings. A kitchen/breakfast room has picturesque views over Peters favourite place, the neutral cabinetry and contrasting worktops set a tranquil tone and space for an oven, dishwasher, washing machine, dryer and integrated fridge/freezer ensure your kitchen is well equipped! Lets hop to the final reception room where a generous lounge/diner awaits, I'd say this was the perfect place to host and show off your home grown veg! After a blissful day in the garden, a cloud like mattress is what happiness feels like..a master bedroom has a walk in dressing room, every clothing lovers dream, and views that stretch over stunning Staffordshire countryside. A second double bedroom benefits from a walk in dressing room or if preferred a place for working from home with the luxury of inspiring views! A third double bedroom awaits, for friends/family or even a nursery. A generously sized driveway is located at the front of the property with a spacious garage. Walk with ease to countryside Staffordshire walks along with the village shop and school. The Town of Cheadle is located only a short bounce away with independent retailers, schools, eateries and cafes- commuter links including the A50/A52 are on your doorstep! Your Mr McGregor garden awaits, but don't worry Peter rabbit isn't in sight! Our JDP Cheadle team have picked your perfect lettuce now take a bite call us now!



Peter rabbits dream- a South facing garden with veg/fruit beds and lush lawn..Semi detached home with garage/driveway and three sizeable double bedrooms, in a stunning village with a shop and school.

Council Tax band: B

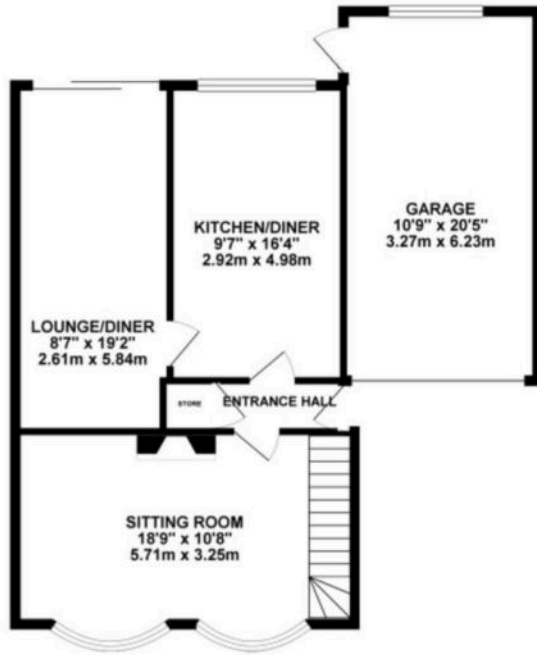
Tenure: Freehold

EPC Energy Efficiency Rating:

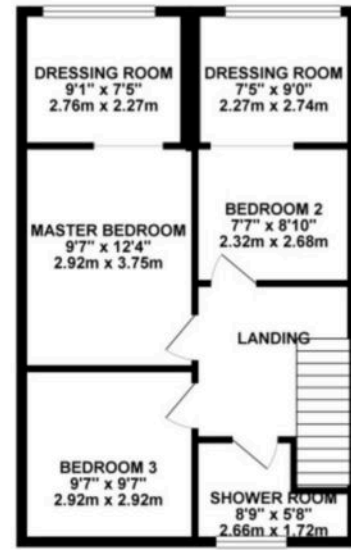
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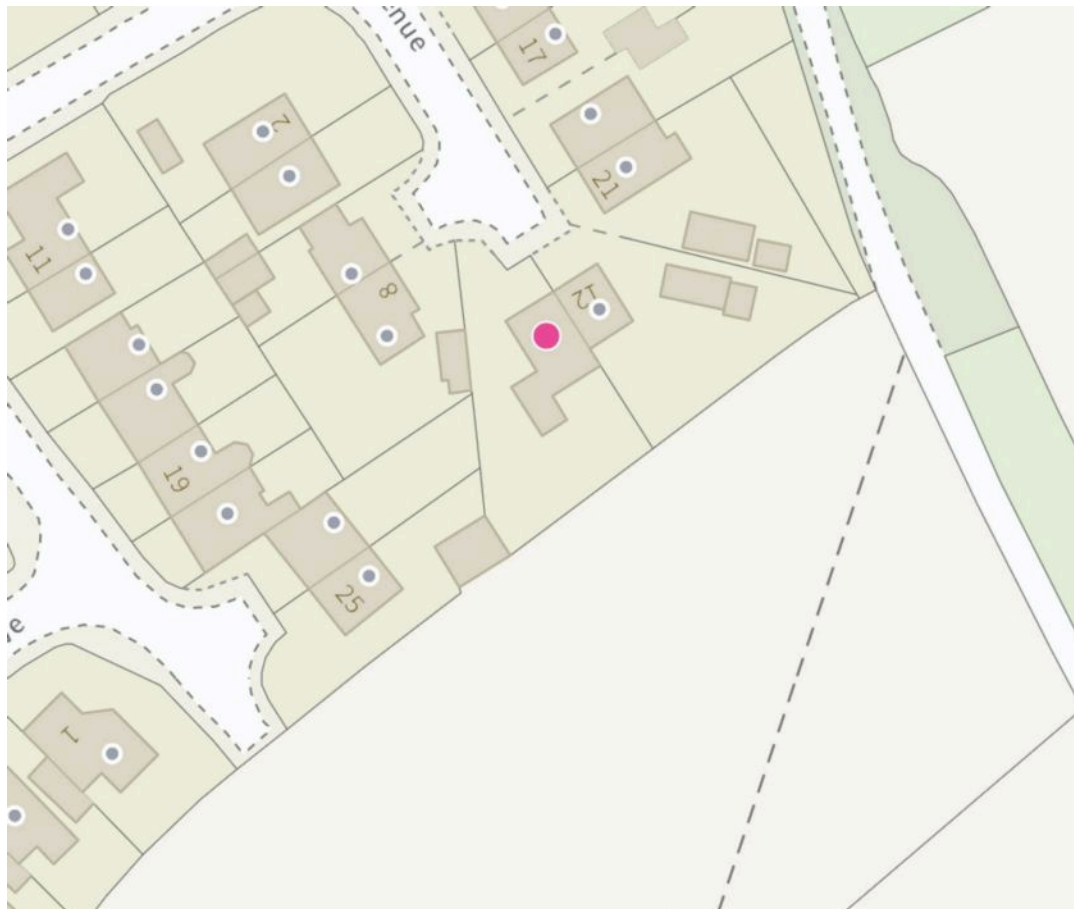
GROUND FLOOR 776.35 sq. ft.
(72.13 sq. m.)



1ST FLOOR 532.97 sq. ft.
(49.51 sq. m.)



TOTAL FLOOR AREA: 1309.33 sq. ft. (121.64 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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