



3 Balmoral Drive, Cheadle

£375,000 Freehold

A Cosy Koala Retreat – A bright, welcoming lounge with a bay window and fireplace, perfect for relaxing and unwinding. With an additional dining space blended with double doors. • Room for the Whole Colony – Four well-proportioned bedrooms, including a spacious master and guest bedroom both with ensuite and built-in wardrobes. • The Heart of the Habitat – A stylish shaker-style kitchen with quartz worktops, integrated appliances, and a separate utility room. • An Outdoor Escape – A beautifully landscaped, multi-level garden with patio areas and lawn, ideal for summer evenings and entertaining. • Perfectly Positioned Perch – Located in the heart of Cheadle, close to shops, schools, transport links, and great days out.



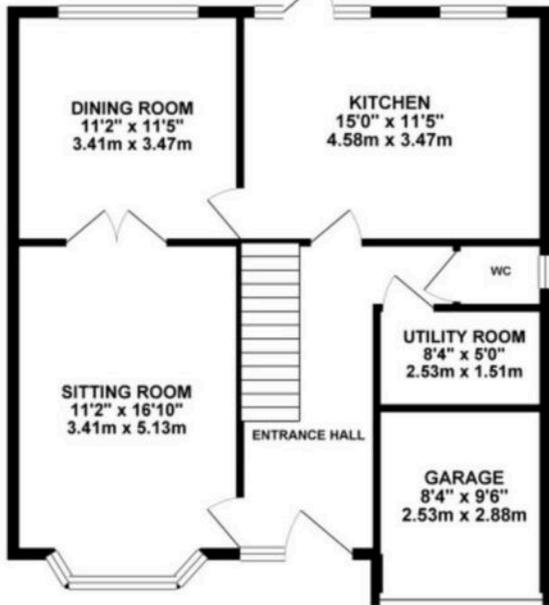
Cosy like a koala, this beautiful home is the perfect habitat for the whole colony! Decorated in neutral tones with touches of boldness and complemented by a gorgeous outdoor space, it offers comfort, style, and practicality in equal measure. Step through the front door into a generous hallway, perfect for kicking off your shoes and feeling instantly at home. To your left, the lounge invites you to relax in calm and comfort. Natural light pours in through the walk-in bay window, and a modern electric fireplace creates the perfect setting for cosy evenings, whether it's family time or a game night with friends. Double doors lead through to a versatile dining space with lovely views of the garden, ideal for both everyday meals and entertaining. Open the doors fully and the lounge, dining area, and garden-facing spaces blend seamlessly, creating a wonderful flow for hosting. To the right of the dining room is a spacious kitchen, fitted with shaker-style wooden cabinetry and striking black quartz worktops that are sure to catch your eye. Integrated appliances keep the space sleek and tidy, while a separate utility room provides additional storage and space for laundry, helping to keep everything neatly organised. A convenient guest WC completes the ground floor. Upstairs, the property boasts four bedrooms. The master suite, positioned at the front of the home, features a walk-in bay window, built-in his-and-hers wardrobes with dressing area, and a generous ensuite shower room, your own private retreat! There are two further double bedrooms one of which has en-suite shower room and a versatile single room, perfect as a guest bedroom, nursery, home office, or dressing room. A stylish family bathroom, finished in sage green and wood tones with stylish flooring, serves the remaining bedrooms, ideal for a relaxing soak at the end of the day. To the rear, a multi-level landscaped garden offers a wonderful outdoor space to enjoy. With patio areas, lawn, gravel, and artificial grass, it's designed for both relaxation and easy maintenance. Mature shrubs and trees provide greenery and privacy, making it a perfect setting for summer evenings. Parking is well catered for, with a driveway suitable for multiple vehicles as well as a store garage. In terms of location you're in the heart of Cheadle, the property is close to a wide range of supermarkets, shops, and eateries. There's an array of excellent schools in close proximity and strong transport links to with the A50, making commuting and travel straightforward. For days out, attractions such as Alton Towers, Peak Wildlife Park, and scenic walks around Alton and Dimmingsdale are all just a short drive away.



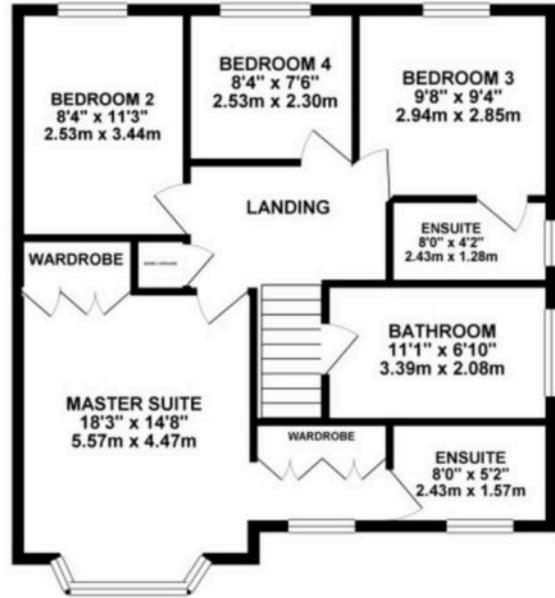
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Council Tax band: E
Tenure: Freehold



GROUND FLOOR 729.93 sq. ft.
(67.81 sq. m.)



1ST FLOOR 697.67 sq. ft.
(64.82 sq. m.)



TOTAL FLOOR AREA : 1427.60 sq. ft. (132.63 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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