



## 38 Dilhorne Road, Cheadle

£550,000 Freehold

**The Sun-Splashed Garden Room – Every Duck's Dream** The true heart of the home, this light-filled space lets you bask in the sunshine and glide straight out into the garden through wide sliding doors.

• A Kitchen Diner Made for Happy Flocks With striking royal-blue cabinetry, sleek appliances, and plenty of room to gather, it's the perfect dinner party spot.

• A Garden to Paddle About In – A South-Facing landscaped garden with pond, lawn, patio, and summer house offers the perfect setting for sunny days, summer gatherings, and a little outdoor frolicking.

• Room for the Whole Brood Three generous double bedrooms, smart storage, and well-appointed bathrooms ensure there's space for everyone to roost comfortably.

• Cosy Nesting Spots to Unwind The lounge, complete with a warming log burner and bay window views, is ideal for settling in after a long day, warm snugs, and wonderfully



Shake your tail feathers and tickle your fancy with this three-bedroom immaculately presented home. It will have you going quackers. It's stunning and tastefully decorated throughout, featuring modern décor with hints of character throughout. Enter into a large entrance hall which leads through to the showstopper and the heart of this home, the garden room. Swimming in natural light and glazed sliding doors invite the outside in with views of the gorgeous garden. This room hits the spot, and it's every duck's dream. Open plan, this room flows seamlessly into the kitchen diner. Royal blue shaker-style cabinetry topped with a marble stone effect worktop. Built-in appliances and induction hobs make it a beautiful feature rather than a thing of necessity. With room for a large dining table, it's an entertainer's dream. Whether it be family or friends, dinner parties will be a pleasure with this home in your arsenal; you will have everyone happily filling their beaks. After eights will be served in the lounge where you can relax for the evening. A bay window to the front with views of scenic Dilhorne, this room is comfortable and cosy with a multifuel log burner to keep you nice and toasty. Whatever your evening looks like, this room has you covered. If more storage and appliances are needed, you know, because sadly homes aren't just for entertaining or relaxing, then you have a utility for that extra practical room. It's also home to the guest WC. Downstairs also boasts a shower room with a walk-in shower. The third bedroom is found on the ground floor; a double bedroom, with a bay window and views onto the fields in close distance. Upstairs the property boasts two large double bedrooms for your slumber, both with built-in wardrobes to keep your clothes neatly put away, and a family bathroom serves them both with bubbles for that scrub-a-dub duck. The landing space between the two is large enough for chairs to make a little snug or reading nook for those bedtime stories or even a home office. The garden is a south-facing, landscaped spot of beauty featuring a small pond, lush green lawn and patio seating area. Mature shrubs and trees trim the garden along with a cute summer house. Open the garden room sliding doors and bring the party outside, making the most of those summer nights pending. For parking, you have an integral garage as well as a neat gravel driveway with room for multiple vehicles. All this stunning property could be yours, and it's located on Dilhorne Road in the heart of Cheadle. Just moments away from the town centre, where you will find an array of great schools and modern conveniences such as shops, supermarkets and eateries. With great access to the A50, getting around is a breeze. If more of a thrill is your thing, then attractions such as Alton Towers are but a little drive away. What are you waiting for? Shake your tail feathers down to the estate agents and book your viewing today.



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Council Tax band: D

Tenure: Freehold

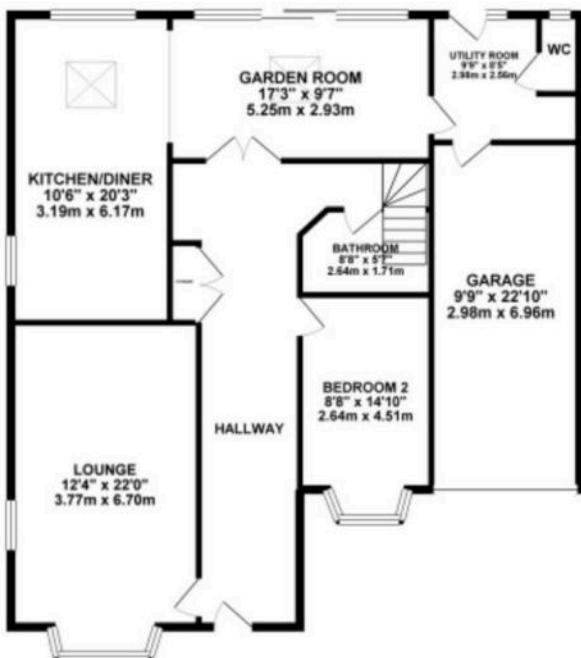
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

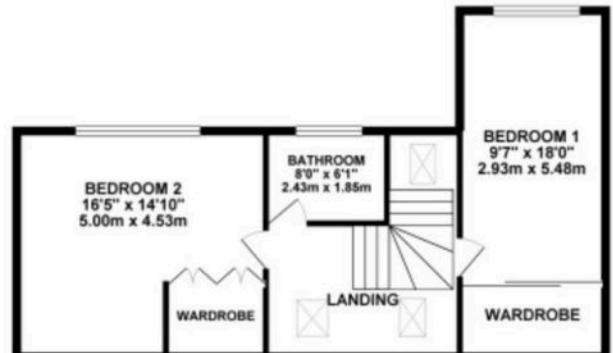




GROUND FLOOR 1363.30 sq. ft.  
( 126.65 sq. m. )



1ST FLOOR 651.48 sq. ft.  
( 60.52 sq. m. )



TOTAL FLOOR AREA : 2014.78 sq. ft. ( 187.18 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 sales and marketing purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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