



## 24 Boucher Road, Cheddleton

£255,000 Freehold

A three-bedroom adventure castle – perfect for sleepy princes, princesses, and little explorers with big imaginations. • A magical living space – a cosy lounge with a warm fireplace for storytime, and a dining room where doors open wide to the garden like a secret portal. • The “chef’s kingdom” kitchen – full of cupboards for tasty treasures and space for baking, mixing, and a sprinkle of mischief. • An outdoor wonderland – a green garden and patio where adventures, games, and sunny picnics come to life. • The treasure cave (garage & driveway!) – a special spot for cars, bikes, and all your favourite toys ready for the next quest.



“Let’s go fly a kite, up to the highest height...” Perched proudly with stunning views across the Staffordshire Moorlands, Boucher Close is a charming three-bedroom detached family home, tucked away on a quiet street, offering a truly warm and cosy feel. Step inside into a spacious entrance hall, where to your left you’ll find a bright and inviting lounge, complete with a feature fireplace, the perfect place to sit back, relax, and let the stresses of the day melt away. Through the double doors, the home opens into a dining room with French doors overlooking the garden, creating a lovely setting for family meals while seamlessly blending indoor and outdoor living. The dining room flows effortlessly into the kitchen, which offers an abundance of wood-effect cabinetry paired with sleek grey worktops, ideal for both storage and everyday family life, whether you’re cooking favourite meals or helping with homework at the table. The ground floor is completed by a convenient guest WC. Upstairs, you’ll find three well-proportioned bedrooms, including one with a built-in storage alcove, along with a family bathroom featuring a shower-over-bath combination. To the rear, a beautifully maintained lawn and patio seating area provide the perfect space to enjoy those warmer days ahead, ideal for relaxing with your favourite afternoon drink while taking in the fresh air. To the side of the property, there is a driveway and garage, offering ample parking and additional storage. Situated in the sought-after village of Cheddleton, within the Staffordshire Moorlands, this home combines peaceful surroundings with a welcoming community setting. Rural walks and serenity await with well regarded schools in the area. For modern convenience you have both Cheadle and Leek town just a short drive away. Think this high flying family home could be for you? Book your viewing today.



"Let's go fly a kite, up to the highest height..."

Council Tax band: C

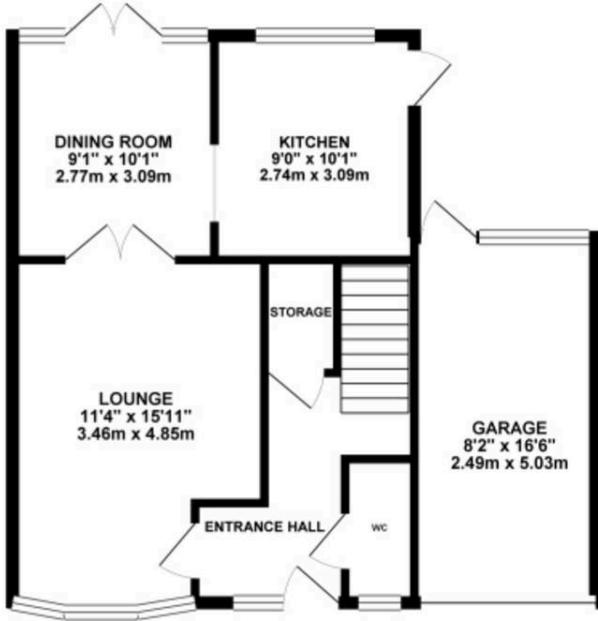
Tenure: Freehold

EPC Energy Efficiency Rating: D

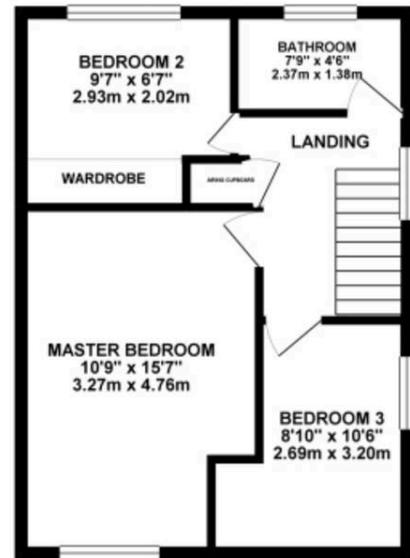
EPC Environmental Impact Rating: D



GROUND FLOOR 600.25 sq. ft.  
( 55.76 sq. m. )

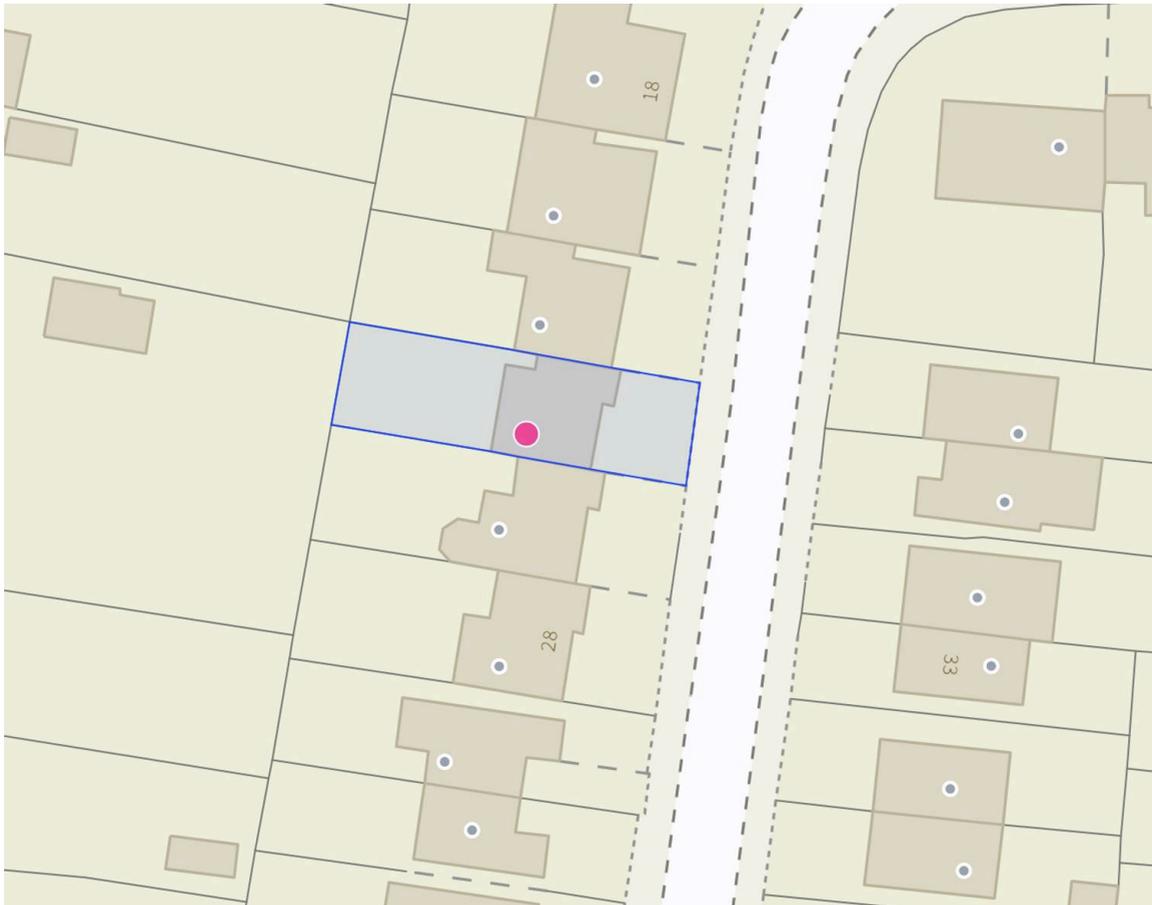


1ST FLOOR 423.84 sq. ft.  
( 39.38 sq. m. )



TOTAL FLOOR AREA : 1024.09 sq. ft. ( 95.14 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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