



## 2 Giles Close, Cheadle

£350,000 Freehold

Nestled in a peaceful cul-de-sac, this delightful three-bedroom bungalow offers a private spot to roost. • Plenty of room for the whole flock with a spacious open-plan lounge/diner and bright conservatory. • The hen house hub – a generous kitchen/breakfast room with separate utility room and guest WC. • Free-range living at its finest with a beautifully landscaped rear garden, perfect for pecking about in the sunshine. • Space for every chicken wagon thanks to a double garage and ample driveway parking for multiple vehicles.



"How do you like your eggs in the morning? I like mine with a kiss..." This delightful bungalow is certainly sunny side up, with plenty to offer. Tucked away within a private cul-de-sac, this charming home enjoys a sought-after location in the heart of Cheadle. On approach, a beautifully maintained front garden, brimming with mature shrubs and planting, creates an inviting first impression. Step through the front door and into a spacious entrance hall, offering the perfect place to kick off your shoes and feel right at home. To your right, you'll find the impressive open-plan lounge and dining room, designed for both relaxing and entertaining. Whether you're hosting family gatherings around the dining table or unwinding in your favourite armchair, this versatile space caters to every occasion. Dual-aspect windows flood the room with natural light, while a charming gas fireplace provides a cosy focal point during the cooler months. Flowing seamlessly from the living area is the conservatory – an idyllic spot to enjoy your morning coffee, lose yourself in a good book, and take in views of the beautifully landscaped garden beyond. At the heart of the home lies the spacious kitchen/breakfast room. An abundance of cream cottage-style cabinetry, complemented by marble-effect worktops, provides ample storage and workspace for any budding chef. A breakfast area offers the perfect setting for leisurely mornings, whether you're enjoying pancakes, eggs sunny side up, or simply catching up over a cup of tea. Need more storage? The adjoining utility room offers additional practicality, along with the convenience of a guest WC. When it's time to retire for the evening, the bungalow offers three well-proportioned bedrooms. Two generous double bedrooms are accompanied by a versatile single room, ideal as a home office, nursery, dressing room, or guest bedroom. The master benefits from an ensuite. A family bathroom serves the home and features both a bath and a walk-in shower. Outside, the rear garden truly steals the show, offering a touch of country manor charm. Thoughtfully landscaped, it features a lush lawn, patio seating areas, decorative gravel, and mature hedgerows, creating a private and peaceful outdoor retreat. Parking is equally impressive, with a double garage and a tarmac driveway providing space for multiple vehicles. Situated in the heart of Cheadle, you'll find a fantastic selection of supermarkets, independent shops, cafés, and eateries all within easy reach. The village enjoys a strong sense of community and benefits from excellent transport links, including convenient access to the A50 and regular bus services to surrounding areas. For families, there are also several highly regarded schools nearby. Think this could be the perfect nest for you? Book your viewing today and see everything this wonderful bungalow has to offer.

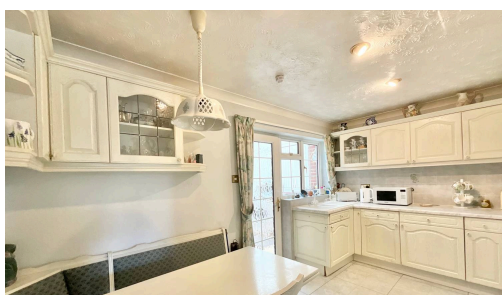


"How do you like your eggs in the morning? I like mine with a kiss..."  
This delightful bungalow is certainly sunny side up  
Council Tax band: E

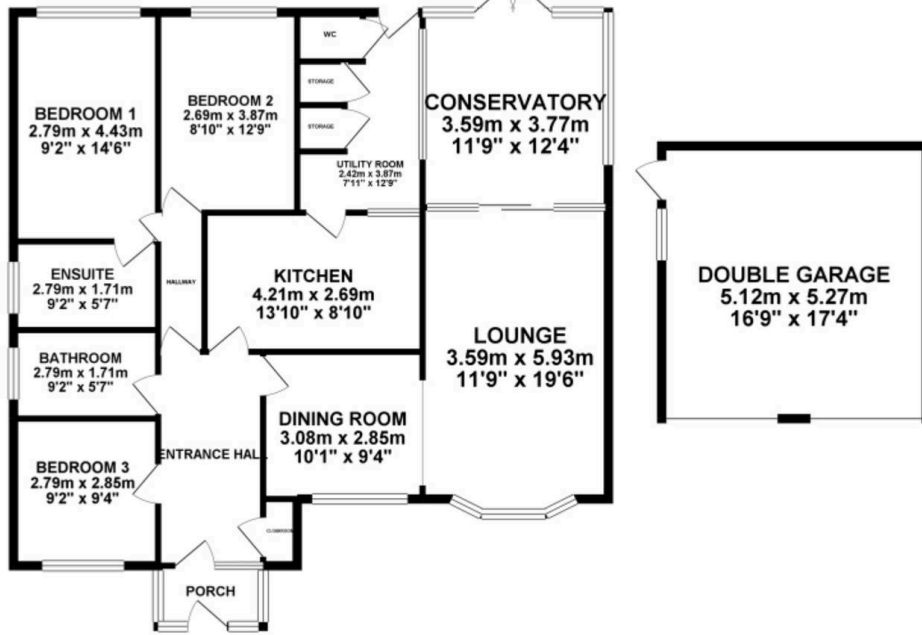
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

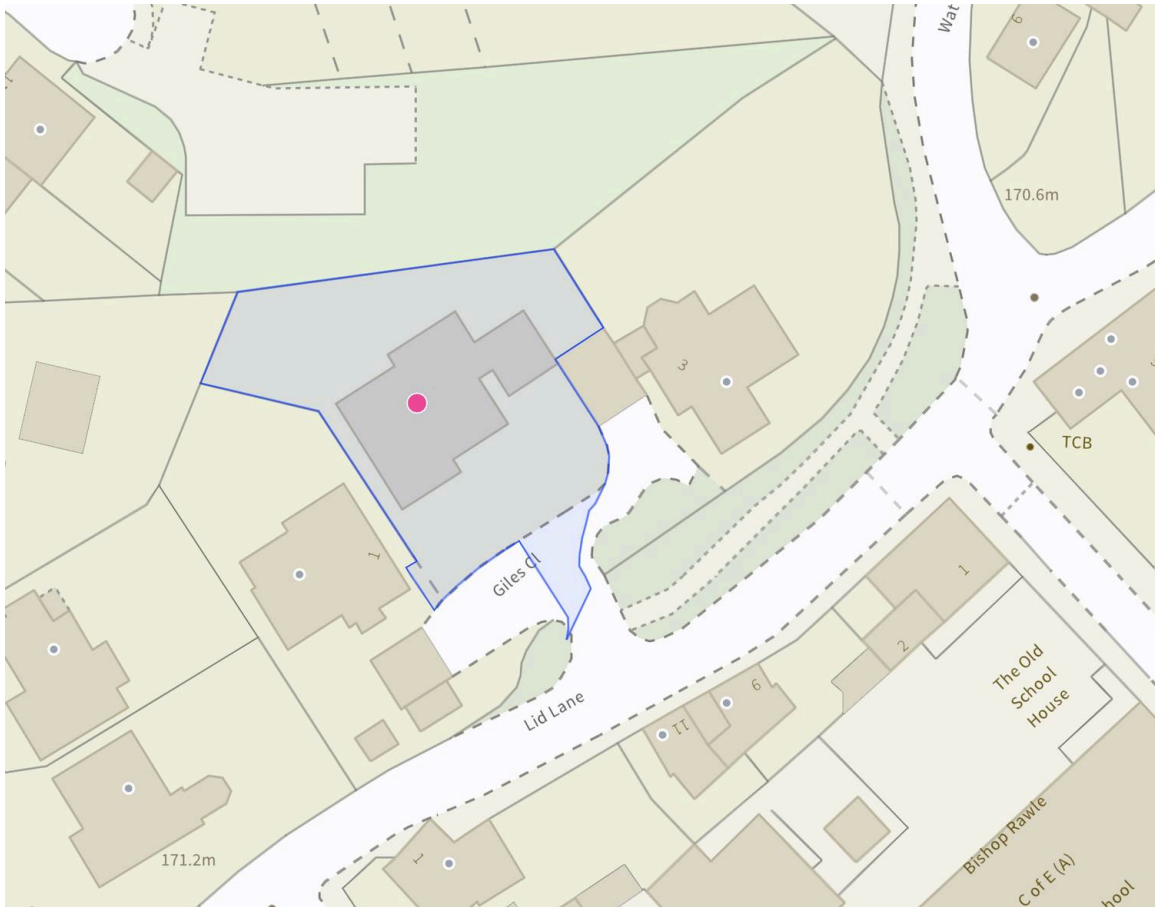


GROUND FLOOR 145.17 sq. m.  
( 1562.58 sq. ft. )



TOTAL FLOOR AREA : 145.17 sq. m. ( 1562.58 sq. ft. ) 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 misstatement. 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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