





Abode are delighted to present this spacious and well-presented four-bedroom family home, offering generous and versatile accommodation arranged over three floors.

The property benefits from a garage, parking space, and gardens to both the front and rear. The front garden also offers potential to create additional off-road parking if desired, subject to any necessary consents.

Situated in the sought-after village of Stallington, the home enjoys a semi-rural setting with a strong community feel, whilst still providing convenient access to nearby towns. Stallington offers local amenities, easy access to local schools, and excellent commuter links, making it an ideal location for families and professionals alike.

Internally, the accommodation briefly comprises;- an entrance hallway, ground floor WC, a spacious kitchen diner, and a living room. To the first floor, there are three well-proportioned bedrooms and a family bathroom, whilst the second floor hosts an impressive master bedroom complete with its own ensuite.

Additional benefits include UPVC double glazing throughout and gas central heating.



This fantastic home is perfectly suited to growing families and first-time buyers alike. Early viewing is highly recommended to fully appreciate the space and location on offer.

### Entrance Hallway

Door leading in from the front, central heating radiator, stairs leading up to the first floor, under stairs storage cupboard.

### WC

WC and wash hand basin with tiled splash back. Central heating radiator, UPVC double glazed window to the front elevation and tiled flooring.

### Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, UPVC double glazed window to the front elevation, central heating radiator, tiled flooring, ample space for a dining table and chairs.

### Living Room

UPVC double glazed window to the rear elevation, patio doors leading out into the garden, central heating radiator and electric feature fireplace.

### Landing

UPVC double glazed window to the side elevation, storage cupboard, stairs leading up to the first floor.

### Bedroom

UPVC double glazed window to the rear elevation, Juliet balcony with patio doors, central heating radiator and electric feature fireplace.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bedroom

UPVC double glazed window to the front elevation, central heating radiator.

### Bathroom

White suite comprising;- WC, wash hand basin and bath, partially tiled and central heating radiator.



### Landing

UPVC double glazed window to the side elevation, storage cupboard.

### Bedroom

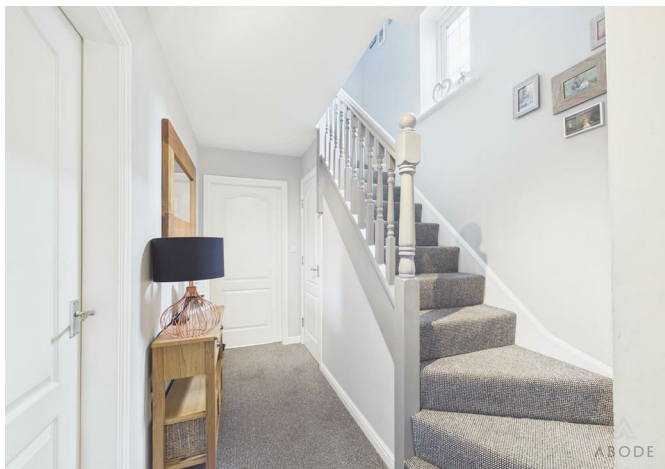
UPVC double glazed window to the front elevation and velux window to the rear, central heating radiator, walk in wardrobe area, loft access.

### Ensuite

WC, wash hand basin with storage cupboard below and shower with waterfall shower head and glass screen. Spot lighting and central heating radiator.







## Garage

Up and over door to the front, power and lighting.

## Outside

To the front the garden is lawned with paved access to the front door. To the rear the garden is enclosed and mainly laid to lawn with patio area and mature raised borders. Parking space and access to the garage.

## AML Disclaimer - Cheadle Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

## PIF Disclaimer - Cheadle Office

### Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

### Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

### Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

### Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

### Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

### Fixtures and Fittings

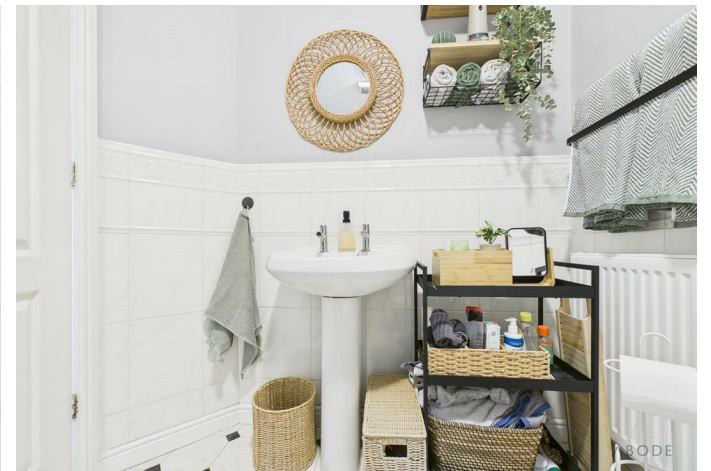
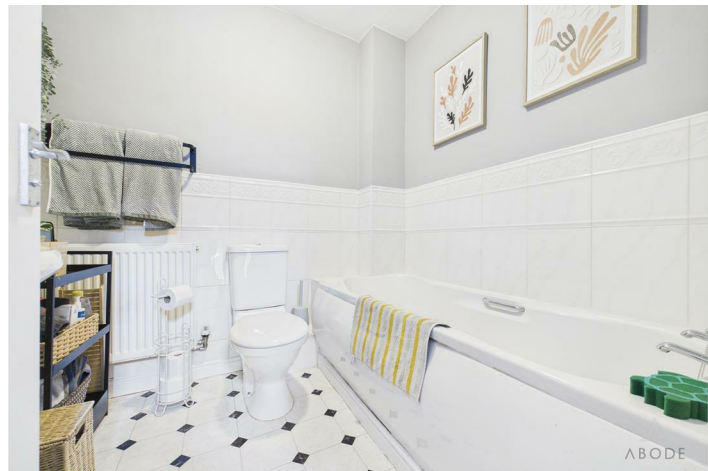
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

### General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

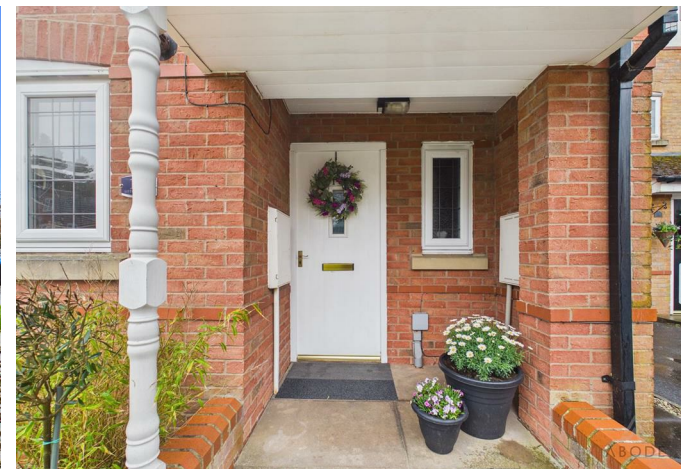
### Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

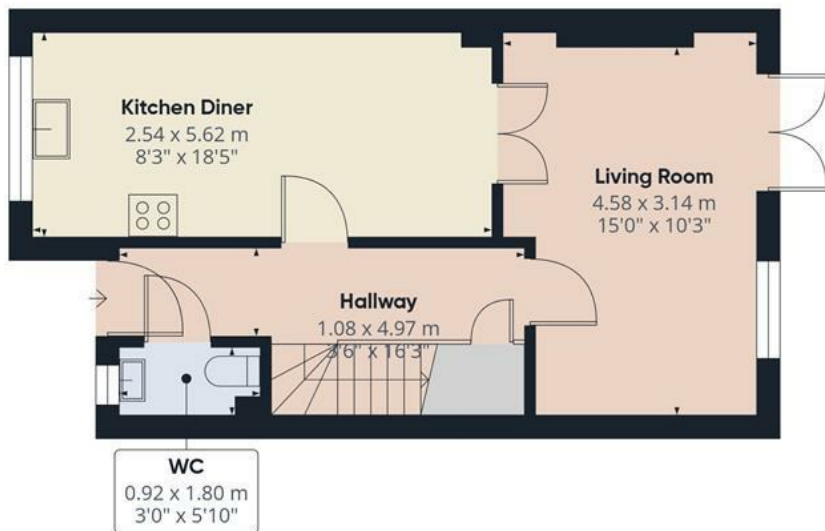




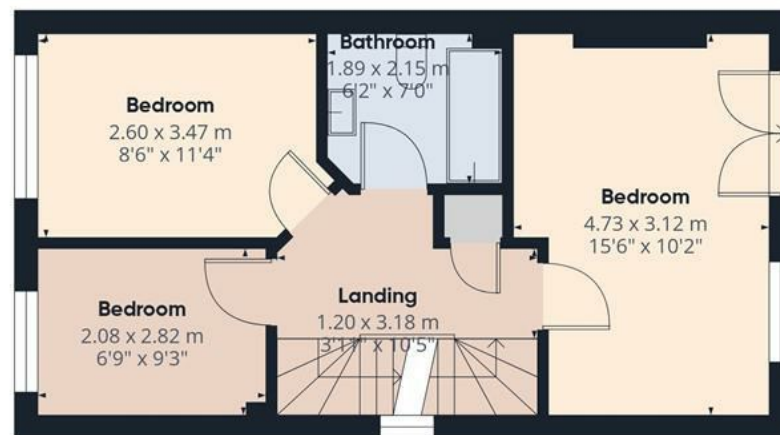








Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

115.2 m<sup>2</sup>

1239 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Garage**  
2.58 x 5.10 m  
8'5" x 16'8"

Approximate total area<sup>(1)</sup>

13.2 m<sup>2</sup>  
142 ft<sup>2</sup>

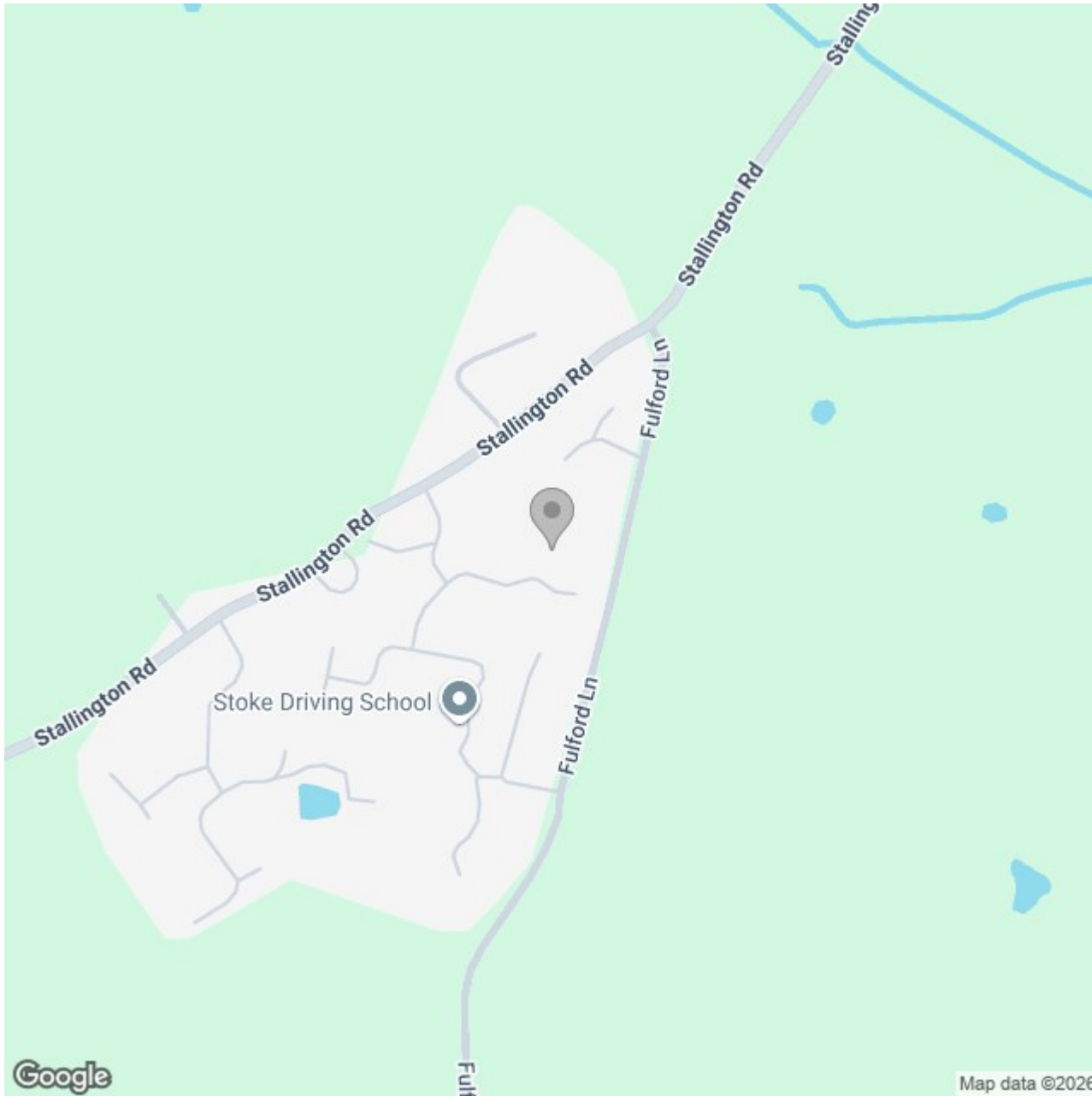
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |