





Abode are delighted to present for sale this spacious and versatile dormer bungalow, ideally situated in the popular village of Kingsley Holt. Enjoying a countryside outlook to the rear and a generous enclosed garden, the property offers the perfect balance of countryside living with the convenience of being within a short drive of Cheadle Town Centre, where a variety of shops, schools and amenities can be found. A well regarded primary school in Kingsley is also just a short distance away, making this an excellent choice for families.

The home stands out for its off road parking, integral garage and a substantial rear outbuilding which lends itself to a variety of uses, whether as a home office, garden room or additional storage. Inside, the accommodation is both spacious and flexible. The ground floor comprises an inviting entrance hallway, a well proportioned kitchen diner, a comfortable living room, a family bathroom and a bedroom. Upstairs, there are two further bedrooms, including a generous master with ensuite, as well as a further versatile room which could be used as a fourth bedroom or study.

Well presented throughout, the property benefits from UPVC double glazing, gas central heating and a raised patio that provides a wonderful vantage point to enjoy views over the rear garden and trees beyond.



This appealing home would suit a wide range of buyers, from those taking their first step on the property ladder to families looking for more space, or those wishing to downsize without compromise. Early viewing is highly recommended to fully appreciate all that this property has to offer.



### Entrance Hallway

Composite door leading in from the front, UPVC double glazed window to the front elevation, stairs leading up to the first floor and under stairs storage, two central heating radiators, door leading out onto the rear garden.

### Living Room

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

### Kitchen Diner

Base and eye level units with complimentary wooden worktops, one and a half bowl ceramic inset sink with draining board, integral cooker with gas hob and extractor hood above. Space and plumbing for a fridge freezer and washing machine, space for a dining table and chairs. UPVC double glazed window to the rear elevation, boiler and radiator.

### Bedroom

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

### Bathroom

Modern suite comprising;- WC, wash hand basin with storage cupboard below and complimentary worktop, bath with shower over and glass shower screen. UPVC double glazed window to the side elevation, spot lighting, towel radiator, storage cupboard and extractor fan.

### Landing

Central heating radiator, loft access, UPVC double glazed window to the front elevation.



### Master Bedroom

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

### Ensuite

Comprising;- WC, wash hand basin with storage cupboard below and bath with hand held shower. Central heating radiator, tiled backsplash, UPVC double glazed window to the rear elevation, eaves storage.







### Bedroom

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

### Study/ Bedroom

Central heating radiator, skylight.

### Garage

Power and lighting, double doors opening to the front.

### Outhouse

Power and lighting, windows to the front and side, potential for conversion to a home office, or useful storage space.



### Outside

To the front the tarmac driveway provides off road parking for numerous vehicles, with access to the integral garage. Gated access to the rear garden with patio area raised above the main garden providing a lovely outlook over the garden and trees beyond. Steps and ramp lead down to the garden, with pebbled area and access to the outhouse, and lawned area beyond.

### Disclaimer

Please note that due to restricted height, the 'fourth bedroom/ study' and 'ensuite' are not officially listed as such.

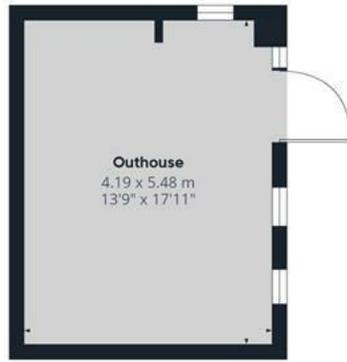








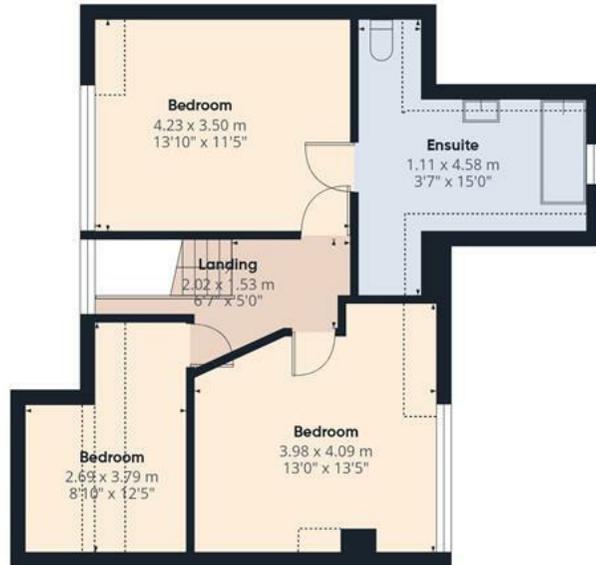




Floor -1



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

150.4 m<sup>2</sup>

1617 ft<sup>2</sup>

**Reduced headroom**

8.8 m<sup>2</sup>

95 ft<sup>2</sup>

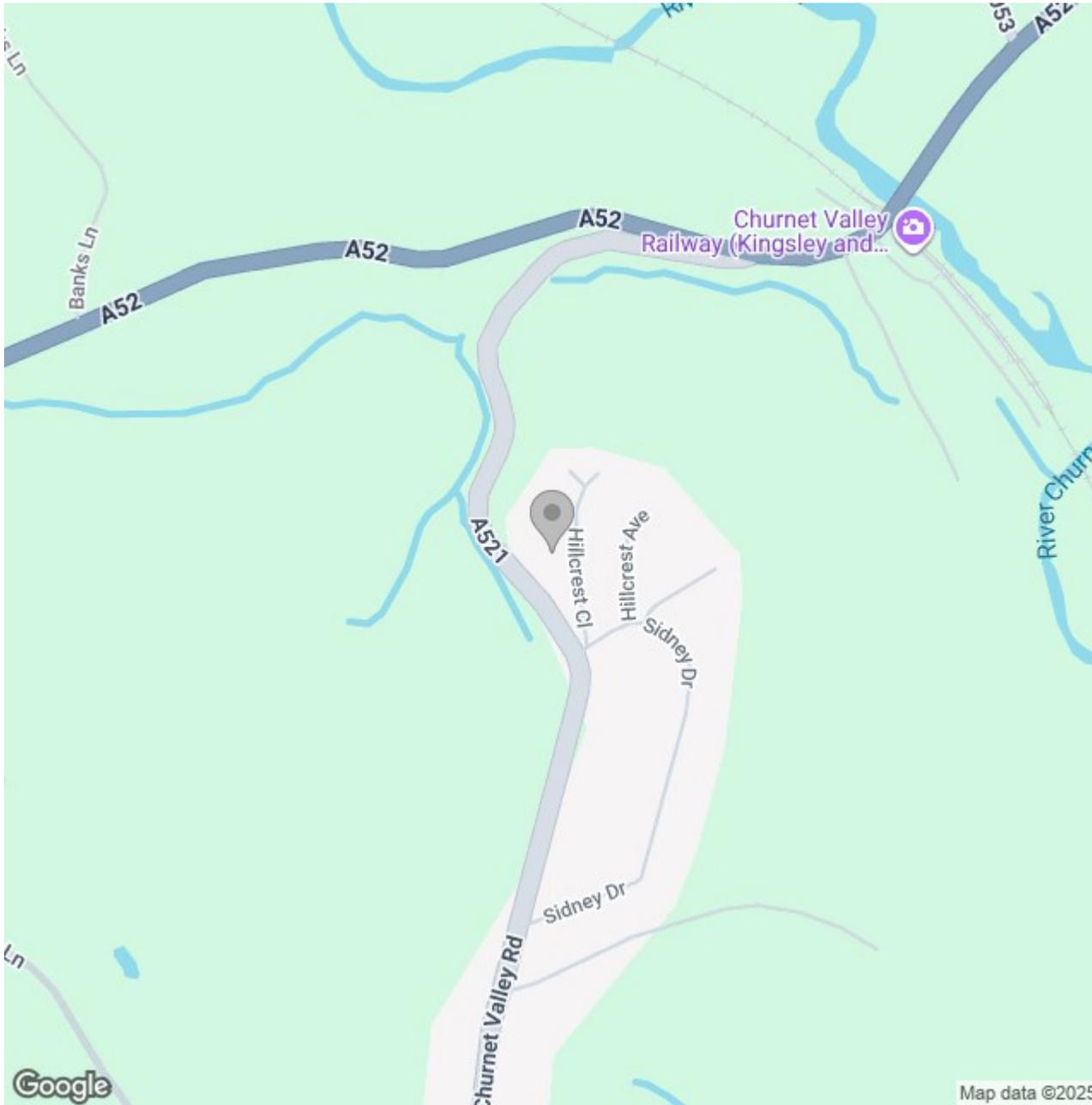
(1) Excluding balconies and terraces

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.

**GIRAFFE360**



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	