







This stunning four-bedroom detached family home combines historical elegance with modern luxury. Nestled on a generous corner plot in the sought-after Green Park area of Checkley, the red brick property features steeply pitched roofs and backs onto open fields. The reception hall boasts exclusive Karndean flooring, leading to a light and spacious kitchen/breakfast room, which serves as the home's heart. The kitchen includes a modern double range cooker and units with hardwood worktops. The separate dining room offers space for formal dinners or can be used as a study.

The expansive lounge, with exposed wooden beams and a cozy cast iron log burner in the inglenook fireplace. It leads to a conservatory overlooking the private rear garden and picturesque countryside. A stone patio and expansive lawn provide ideal outdoor spaces.

Additional ground floor features include a utility room with outdoor access and a WC. The elegant staircase leads to the master bedroom, which boasts a walk-in dressing area and en-suite shower room. Three more double bedrooms will please every buyer and a three piece bathroom completes the first floor.

A double garage and block-paved driveway offer ample parking. The Manor House is conveniently located near Uttoxeter Road and the A50, providing excellent links to the M1 and M6.



### Hallway

With Karndean flooring throughout, staircase rising to the first floor landing, central heating radiator, smoke alarm, doorbell chime and a useful understairs storage cupboard, internal doors lead to:

### Cloaks/WC

With a UPVC double glazed frosted glass window to side elevation, Karndean floor throughout, low level WC, wash hand basin, heated towel radiator and extractor fan.

### Dining Room

With a UPVC double glazed window to the rear elevation, central heating radiator, telephone point and dimmer switch lighting.

### Lounge

With a UPVC double glazed window to the front elevation, the focal point of the room being the cast iron log burn fireplace with exposed brick backing and timber mantle, telephone point, ethernet port, exposed beamwork to ceiling, two central heating radiators, telephone point, glass panelled double doors lead to:

### Conservatory

With UPVC double glazed windows to rear and side elevations, UPVC double glazed French doors leading to the rear patio, tiled floor throughout and central heating radiator.











### Kitchen/Diner

With two UPVC double glazed windows to the rear and side elevations, the kitchen features a range of matching base and eye level storage cupboards and drawers with woodblock drop edge preparation works surfaces. A range of integrated appliances including ceramic sink with mixer tap, five ring gas hob Rangemaster electric oven and warming oven, stainless steel extractor hood, LED downlighting, dishwasher, all units and drawers with soft close, spotlighting to ceiling, central heating radiator, dimmer switch lighting, telephone point, internal door leads to:



### Utility Room

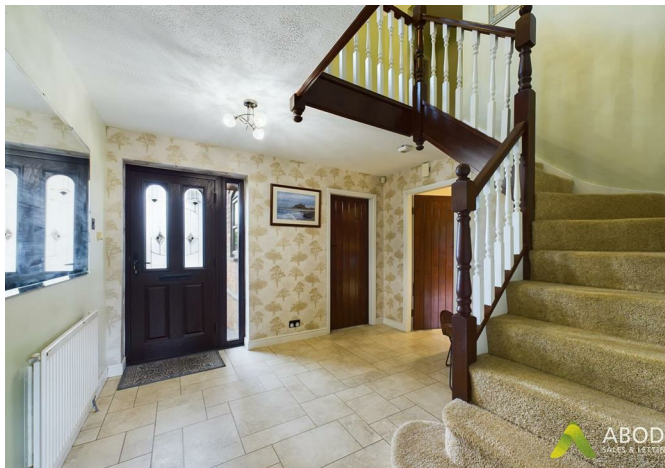
With a UPVC double glazed window to the side elevation, UPVC double glazed side entry door, base level storage cupboard with wood block preparation work surfaces and plumbing space for undercounter freestanding white goods, stainless steel sink and drainer with mixer tap, Karndean flooring throughout, coat hooks and internal door leading to:

### Double Garage

With 2x up and over electric garage doors to the front elevation, 2xUPVC double glazed frosted units to both side elevations, space for further appliances if required, central heating and gas boiler and electrical consumer unit.

### Landing

With a UPVC double glazed window to the front elevation, central heating radiator, smoke alarm, airing cupboard which has eye level shelving and hot water immersion tank, internal doors lead to:



### Bedroom One

With 2x UPVC double glazed windows to both side elevations, central heating radiator, an opening leads to a large walk-in dressing room with triple wardrobes with mirrored fronts and houses hanging rails and lighting. Door from the bedroom leads to:

### En-suite

With a UPVC double glazed window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC, wash hand basin, double power shower cubicle with waterfall showerhead, tiling to both floor and shower wall coverings, chrome heated towel radiator and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator, telephone point and access to loft space via loft hatch.

### Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator and TV aerial point.

### Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three piece bathroom suite comprising of low-level WC, wash hand basin with mixer tap, corner bath unit with shower attachment, tiling to wall coverings, heated towel radiator, coving to ceiling and extractor fan.





















Approximate total area<sup>†</sup>  
128.08 m<sup>2</sup>  
1378.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0





Floor 1

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

95.59 m<sup>2</sup>

1028.92 ft<sup>2</sup>

**Reduced headroom**

1.11 m<sup>2</sup>

11.95 ft<sup>2</sup>

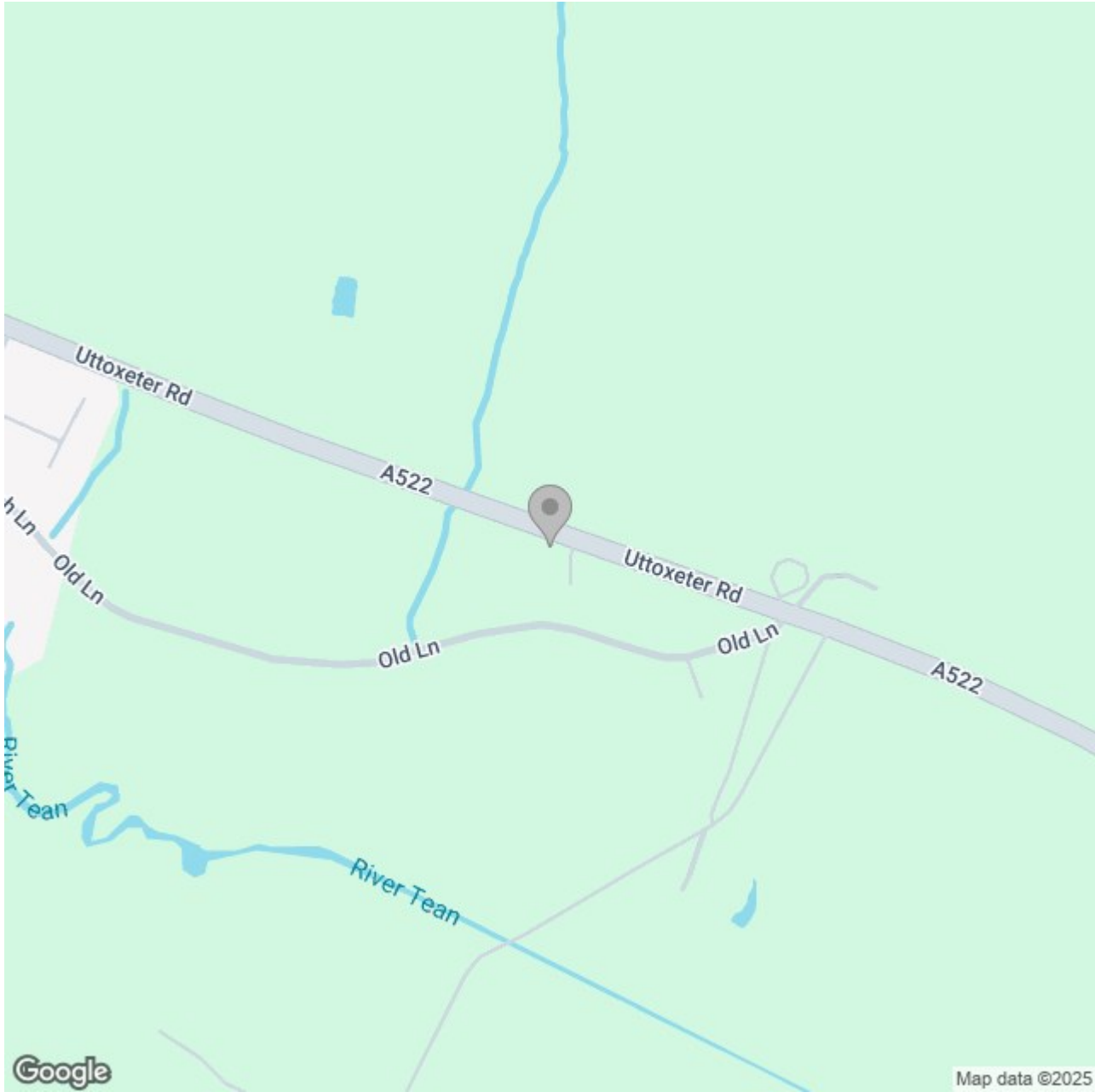
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>94</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>72</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 |           |           |

England & Wales

EU Directive 2002/91/EC