



## 4 Heathview, Cheddleton Heath, Staffordshire, ST13 7AT

Offers In The Region Of £435,000

- Splendid four bedroom detached family home
- Ensuite to bedroom one
- Driveway to the front with garage
- Lots of potential
- Located within a cul de sac location
- 23ft living room with Inglenook fireplace
- Semi-rural location
- Two reception rooms
- Well appointed rear garden
- Nestled within a small development

# 4 Heathview, ST13 7AT

Nestled in the tranquil cul-de-sac of Heathview, Cheddleton Heath, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living. Situated within a small development, the property boasts an inviting atmosphere, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the impressive 23ft living room, which is bathed in natural light and features an enchanting inglenook fireplace, perfect for cosy evenings. A spacious extended dining room is currently being used as a bedroom/study. The well-appointed breakfast kitchen is designed for both functionality and style, making it a delightful space for family meals.

The property comprises four generously sized bedrooms, with bedroom one benefiting from an ensuite bathroom, ensuring privacy and convenience. Additionally, there is a well-equipped family bathroom to serve the other bedrooms.



Council Tax Band: E



### **Entrance Hallway**

uPVC double glazed door to the front, radiator, stairs to the first floor, under stairs storage cupboard.

### **WC**

3'11" x 9'5"

Low level WC, pedestal wash hand basin, heated towel radiator, glazed wood window to the front, space for coats and shoes.

### **Living Room**

23'5" x 12'1"

Wood double glazed bay window to the front, radiator, inglenook fireplace with wood glazed window to the front/rear, brick surround, tiled half, wood mantle, open fire, double glazed patio door to the rear, two radiators.

### **Dining Room**

15'10" x 9'10"

Radiator, wood glazed window to the rear.

### **Breakfast Kitchen**

19'2" x 8'6"

Wood double glazed window to the rear, wood double glazed window to the side, uPVC double glazed door to the side, radiator, breakfast bar, space and plumbing for a washing machine and dryer, space for a slim line dishwasher, integral freezer, space for a free standing fridge, stainless steel one and a half sink with drainer, chrome mixer tap, four ring gas hob, gas grill/oven, extractor, tiled splash backs.

### **First Floor**

### **Landing**

Loft access.

### **Bedroom One**

13'5" x 11'7" max measurements

Radiator, wood glazed window to the rear, fitted wardrobes.

### **Ensuite**

8'9" x 7'2"

Shower enclosure with chrome fitment, inset downlights, extractor, vanity wash hand basin, storage cupboards, two heated ladder radiator, partly tiled, wood glazed window to the front.

### **Bedroom Two**

13'0" x 10'9"

Built in wardrobes, radiator, wood glazed window to the rear.

### **Bedroom Three**

11'11" x 10'1"

Wood glazed bay window to the front, radiator.

### **Bedroom Four**

8'3" x 7'4"

Radiator, wood glazed window to the rear.

### **Bathroom**

9'4" x 5'7"

Vanity wash hand basin, chrome mixer tap, storage beneath, panel bath, chrome mixer tap with shower attachment, low level WC, wood glazed

window to the front, tiled, ladder radiator, built in airing cupboard with hot water tank with immersion heater.

#### **Externally**

To the front, block paved driveway, area laid to lawn, hedged boundary, gated access to the side. To the rear, patio, lawns, well stocked borders and fenced boundary.

#### **Garage**

16'11" x 8'11"

Up and over door, power and light, water tap, Worcester gas fired boiler.







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.  
Made with Metropix ©2025



## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	54	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	