

The Maple 87 Folly Lane, Cheddleton

Leek

Prices From £475,000

Heywoods.

The Maple 87 Folly Lane

Cheddleton, Leek

You're invited! Join us at Lilac Grove on Saturday 14th November, 10am–1pm, for our exciting launch event! Come and explore your new home! Call us today to book your place!
Council Tax band: TBD

Tenure: Freehold

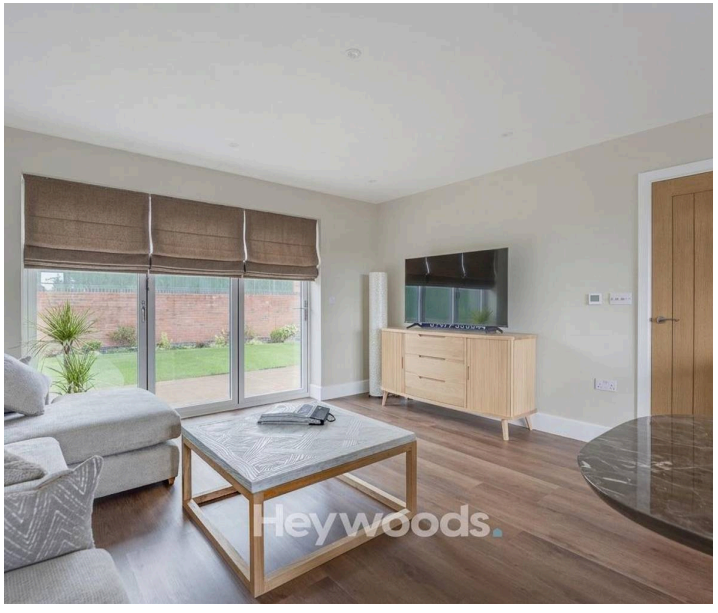
- Attractive three-bedroom new-build dormer bungalow in the sought-after village of Cheddleton, near Leek.
- Contemporary Wren kitchen with stylish Cashmere cabinetry and Bosch appliances.
- Ground-floor master bedroom with private shower en-suite.
- Two additional bedrooms to the first floor.
- Separate utility area and convenient ground-floor WC.
- Quality fixtures and fittings, including solid oak internal doors, Giavani flooring and underfloor heating.
- Energy-conscious features including solar panels, an electric vehicle charging point and an ATAG boiler with an 18-year warranty.

- Off-road parking and a garage to the rear of the property, all within a desirable village setting close to the Staffordshire Moorlands countryside









Hallway

Open Plan Kitchen/ Living Area

W/C

Master Bedroom

En-suite Shower Room

First Floor

Bedroom Two

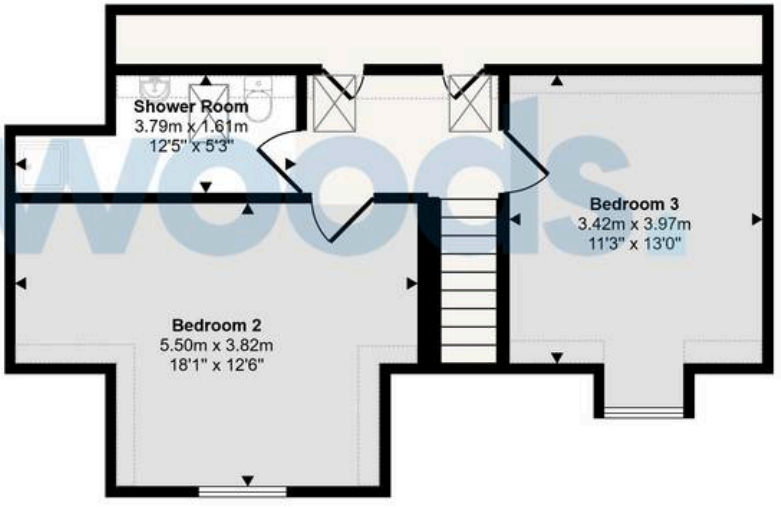
Bedroom Three

Family Bathroom

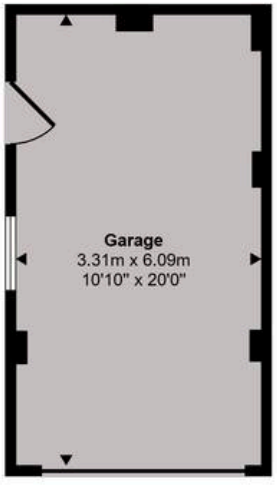
Approx Gross Internal Area
140 sq m / 1509 sq ft



Ground Floor
Approx 68 sq m / 728 sq ft



First Floor
Approx 52 sq m / 564 sq ft



Garage
Approx 20 sq m / 217 sq ft

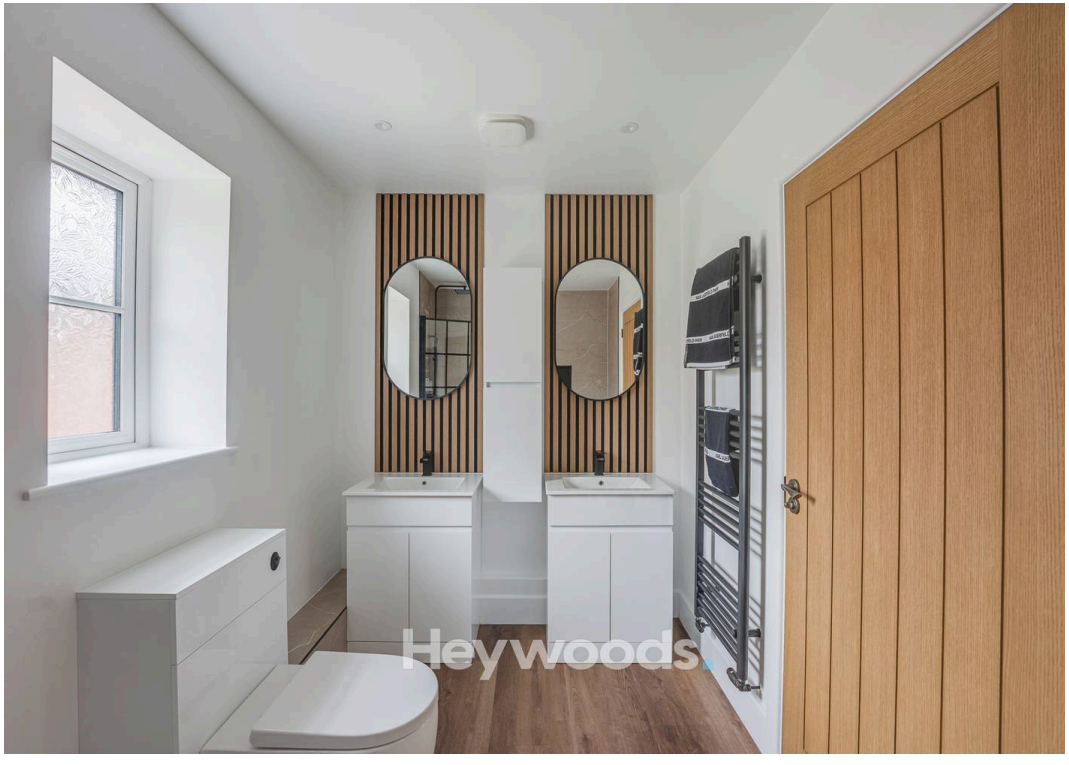
Denotes head height below 1.5m

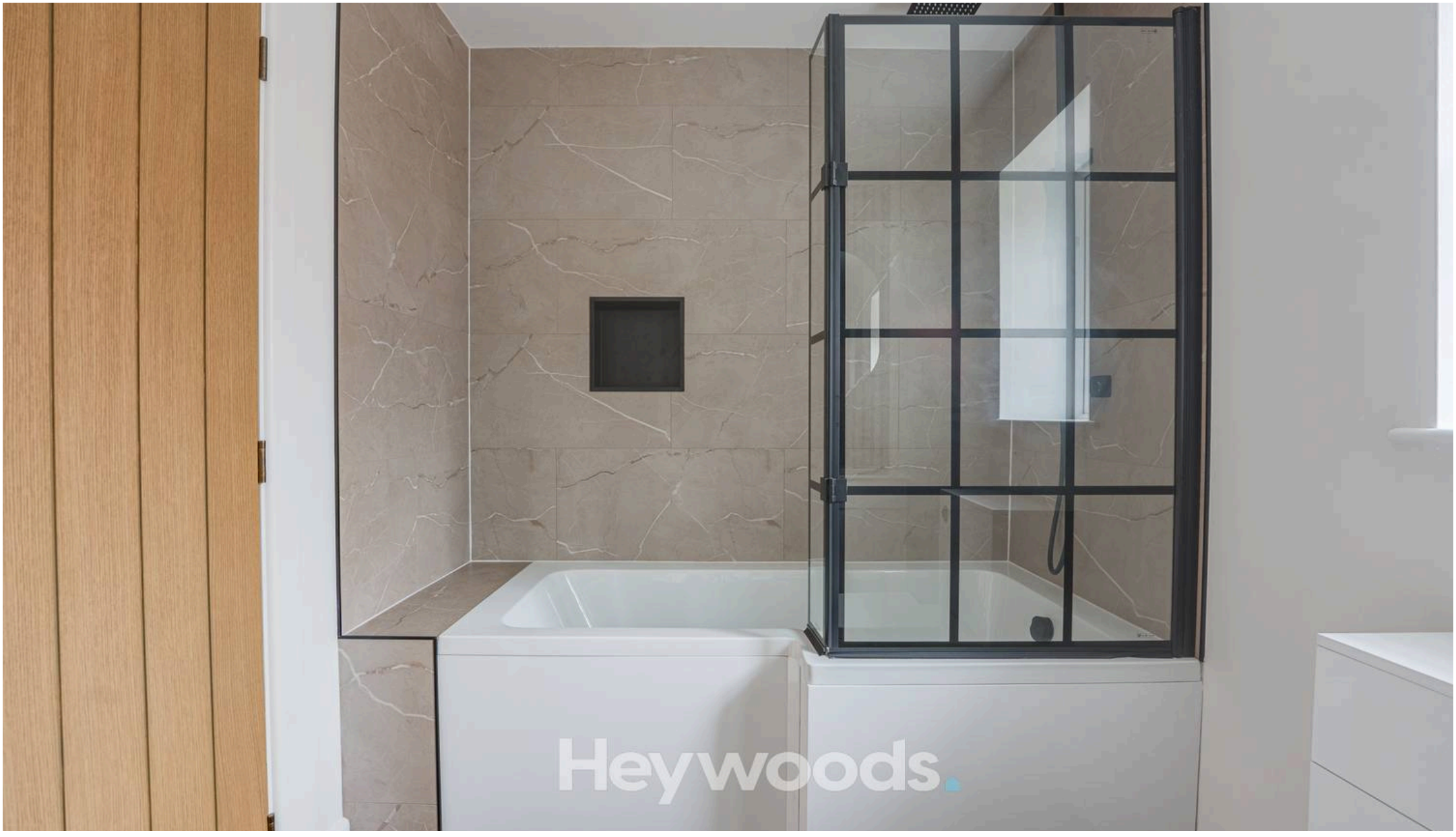
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


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