

Timothy a brown



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Garden Cottage

2a Halls Road, Biddulph, Stoke-On-Trent,
Staffordshire ST8 6DB

Selling Price: £480,000

- INDIVIDUALLY ARCHITECTUALLY DESIGNED TUDOR STYLE DETACHED HOME WITH NO CHAIN
- LOUNGE DINER WITH INGLENOOK FIREPLACE
- DINING KITCHEN PLUS UTILITY
- DOWNSTAIRS BEDROOM 4/STUDY PLUS EN SUITE
- THREE FURTHER FIRST FLOOR BEDROOMS - TWO HAVING EN SUITES PLUS FAMILY BATHROOM
- MEZZANINE FLOOR BEDROOM
- LARGE DRIVEWAY & DOUBLE DETACHED GARAGE
- LANDSCAPED REAR GARDEN

Individually designed charming Tudor revival detached house erected in 2002 by tradesman as his forever retirement home.

This home is reminiscent of a fairy-tale cottage and grand English manor, the Tudor architectural style brings a romantic old-world grandeur and nostalgia.

The property is constructed of cavity brick elevations with timber frame beam style to the upper section with double glazed windows under a tile roof and having gas fired central heating together with wide open fireplace in the lounge.

This home is located on a triangular plot on the sought after Halls Road with large driveway to the front terminating at the double detached garage with flower beds, lawn area and paths leading to the front door and to the sides of the property.

To the rear is a patio area leading onto a lawn, fish pond with feature rockery waterfall and timber shed with power and water.

Let's step inside this desirable family home which extends to 223.7 m²

The grand central hall with stairs and understairs cupboard below provides doors to the principle ground floor rooms comprising cloakroom/W.C., lounge/diner with Inglenook style open fireplace, former study/snug has been converted into a



bedroom with ensuite, fitted dining kitchen and utility room.

At first floor level the landing with velux roof light has doors off to a unique duplex style bedroom suite comprising sitting room with ensuite bathroom and mezzanine level bedroom. The second double bedroom has an en suite and finally a third double bedroom and family bathroom.

Don't miss out on this outstanding home that you can put your 'own stamp on'

Viewing is 100% advised.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Open porch hardwood door to hall.

HALL 13' 0" x 12' 0" (3.96m x 3.65m): Radiator. Stairs. Understairs cupboard. Doors to principle rooms.

SEPARATE W.C. : W.C. Pedestal wash hand basin. Tiled floor.

LOUNGE DINER 26' 10" x 13' 3" (8.17m x 4.04m): Windows to front and side aspect. French doors to rear. Open feature Inglenook fireplace with plinth to side.

STUDY/BEDROOM 4 10' 8" x 9' 6" (3.25m x 2.89m): Radiator. Fitted cupboards and wardrobes.

ENSUITE AREA : White coloured suite comprising pedestal wash hand basin, Low level W.C. and large shower. Tiled walls.

DINING KITCHEN 10' 4" x 21' 2" (3.15m x 6.45m): Low voltage downlighters to ceiling. Cottage style fitted kitchen with timber effect surfaces. Stainless steel one and a half bowl sink with



drainer. Space for Range cooker and extractor over. Integrated dishwasher. Serving hatch. Radiator. Tiled floor. Door to utility.

UTILITY 7' 2" x 5' 5" (2.18m x 1.65m): Working surface with space below for washing machine and dryer. Space for fridge/freezer. Wall mounted centrally heated boiler and programmer. Tiled floor. Door to outside.

First Floor :

LANDING : Opening up to beamed roof timber with velux roof light. Doors to principle rooms.

BEDROOM 1 /SITTING ROOM SUITE FRONT 12' 8" x 27' 4" (3.86m x 8.32m) max (17'1" min): Two radiators. Fitted wardrobes. Door to walk-in airing cupboard with cylinder and shelving. Door to ensuite. Stairs to mezzanine level.

ENSUITE/BATHROOM 7' 2" x 9' 11" (2.18m x 3.02m): White coloured suite comprising low level W.C., pedestal wash hand basin, large corner bath and multi jet shower enclosure. Partly tiled walls. Radiator. Electric shaver point and light.

BEDROOM 2 REAR 13' 4" x 11' 10" (4.06m x 3.60m): Radiator.

EN SUITE 8' 2" x 5' 2" (2.49m x 1.57m): Cream coloured suite comprising low level W.C., pedestal wash hand basin and shower enclosure. Partly tiled walls. Radiator. Electric shaver point with light.

BEDROOM 3 FRONT 13' 3" x 15' 3" (4.04m x 4.64m): Fitted wardrobes with central dressing table. Radiator.

BATHROOM 9' 6" x 8' 5" (2.89m x 2.56m): Cream coloured suite comprising: large bath with shower and glass screen over, wash hand basin and W.C. set in vanity unit with cupboard. Radiator. Partly tiled walls. Electric shaver point with light.

Second Floor :

MEZZANINE LEVEL/BEDROOM 12' 8" x 9' 4" (3.86m x 2.84m): Beams to ceiling.



GARAGE 17' 2" x 18' 0" (5.23m x 5.48m): Detached brick and tile constructed with power and light. Double electric roller vehicular access door. Roof space storage. Log store below the garage.

Outside :

FRONT : Tarmac driveway parking for a number of cars. Shaped lawn with flower borders.

SIDE : Paths to either side.

REAR : Triangular garden. Patio leading onto lawn with shed at the bottom of the garden with water and power. Pond with feature rockery waterfall. Two timber decking areas. Outside power, lights and tap.

TENURE : Freehold (subject to solicitors verification).

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: F

DIRECTIONS: SATNAV ST8 6DB

