



## 21 Field View

Stoke-On-Trent, ST8 6TQ



**Offers in the region of £385,000**

**D**

Here at Carters we are delighted to welcome to the market this most loved and well maintained four bedroom detached family residence, which is available to purchase with no onward chain.

This lovely home provides spacious living for growing families to enjoy. It benefits from idyllic walks right on your doorstep, with the likes of Biddulph Valley Way and Biddulph Grange Country Park just a short distance away. Take a short walk into the Town centre to take advantage of the excellent local amenities, including: Biddulph Valley Leisure Centre, eateries, Library and supermarkets. On entering the property you are welcomed into the entrance hall where the stairs to the first floor lead off, here there is also access into the living room and kitchen. The living room is a generous size with a bay fronted window and sliding double doors opening into the dining room, which has patio doors leading out onto the rear patio offering a great space for entertaining that ever growing family. The modern fitted kitchen is to the rear elevation and offers plenty of units and work surface space, there is also a utility room for any additional storage needs and a WC. The first floor boasts a family bathroom and four bedrooms, all of which are a good size, whilst the main bedroom benefits from an ensuite leading off. Situated within a quiet cul-de-sac and boasting a good sized plot, there is a tarmac driveway providing off road parking for several vehicles which leads up to a garage. There are gates to both sides providing access to the rear where you will find a large lawned garden with mature shrub borders, a patio area and a timber built summerhouse.

Call the office today to avoid missing out and to arrange your viewing on 01782 470391.

# 21 Field View

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## Entrance Hall

Composite entrance door to the front elevation. Radiator. Coving. Stairs to the first floor.

## Living Room

15'7 x 11'2 (4.75m x 3.40m)

Double glazed bow window to the front elevation. Coving. Feature gas fireplace with a natural brick surround, wooden mantle and stone hearth. Radiator. Tv point. Double doors provide access into the dining room and conservatory.

## Conservatory

22'1 max x 14'3 max (6.73m max x 4.34m max)

Double glazed windows and french patio doors to the side elevation. Tiled floor. Electric storage heater.

## Dining Room

9'8 x 9'7 (2.95m x 2.92m)

Double glazed patio doors leading out into the rear elevation. Coving. Radiator.

## Kitchen

10'5 x 9'5 (3.18m x 2.87m)

Double glazed window to the rear elevation. Modern fitted base units, drawers and matching wall mounted cupboards. Granite work surfaces with inset one and a half sink, drainer and mixer tap. Built in double oven, microwave, 5 ring gas hob and extractor fan. Integrated fridge and slim line dish washer. Vinyl flooring. Radiator. Inset ceiling spotlights.

## Utility Room

6'3 x 5'3 (1.91m x 1.60m)

Double glazed entrance door to the side elevation. Matching base and all units. Washing machine. Vinyl flooring. Radiator.

## WC

Double glazed window to the rear elevation. White fitted low level W/C and vanity wash hand basin. Vinyl flooring.

## First Floor Landing

Storage cupboard. Coving. Loft access.

## Bedroom One

11'3 x 10'8 (3.43m x 3.25m)

Double glazed window to the front elevation. Radiator. Built in wardrobe. Coving.

## Ensuite

Double glazed window to the side elevation. White fitted three piece suite comprising a corner shower cubicle, low level W/C and vanity wash hand basin. Towel rail. Inset ceiling spotlights.

## Bedroom Two

9'6 x 8'6 (2.90m x 2.59m)

Double glazed window to the rear elevation. Radiator. Coving.

## Bedroom Three

9'7 x 8'3 (2.92m x 2.51m)

Double glazed window to the front and rear elevation. Radiator. Coving.

## Bedroom Four

8'1 x 6'3 (2.46m x 1.91m)

Double glazed window to the rear elevation. Radiator. Storage cupboard. Coving.

## Family Bathroom

Double glazed window to the front elevation. White fitted three piece suite comprising a panelled bath, low level W/C and vanity wash hand basin. Tiled walls. Towel rail. Inset ceiling spotlights.

## Garage

Up and over roller door. Loft access. Power and lighting.

## Exterior

The front has a tarmac driveway providing off road parking with gates to both sides. The rear is a private and enclosed spacious garden with mature shrub borders, comprising of a paved patio area with steps leading down to a large lawned garden and shed.

## Summerhouse

Timber built with electric points, windows and doors.

## Additional Information

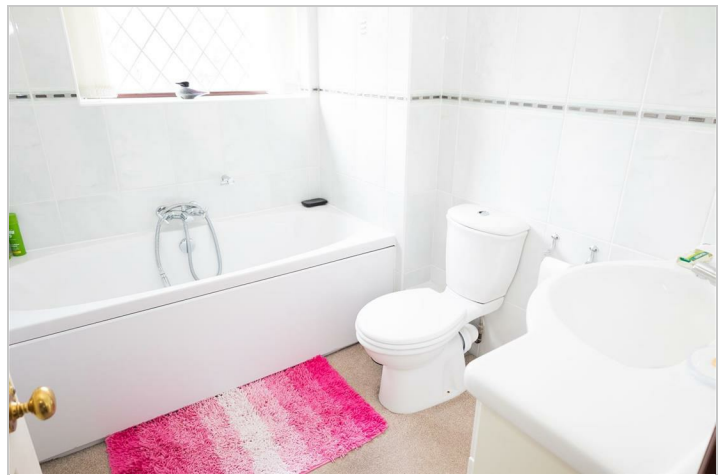
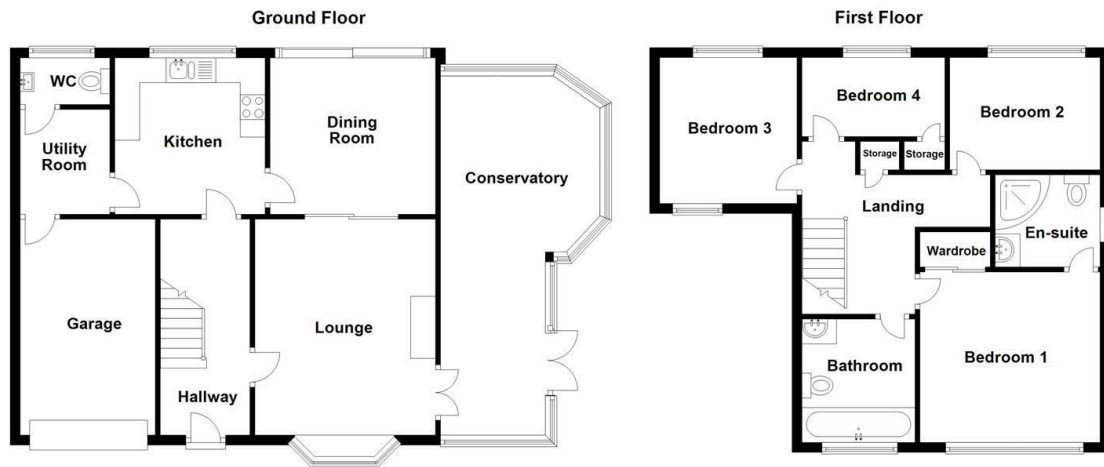
We are led to believe the property is Freehold and Council Tax Band E.

## Services

The main services of gas, electric, water and drainage are all connected to the mains.

Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391



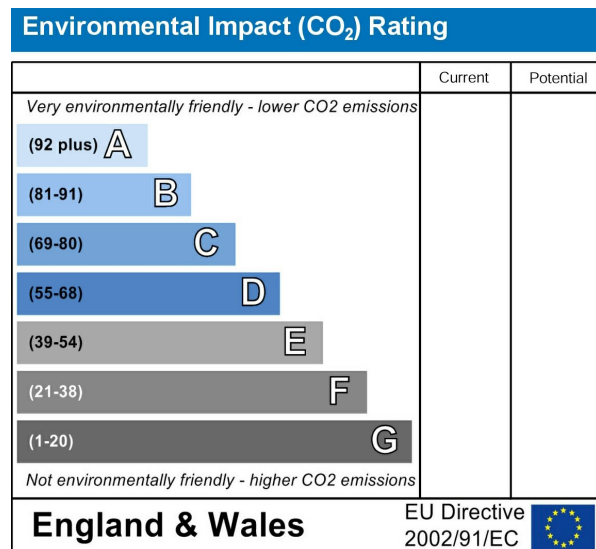
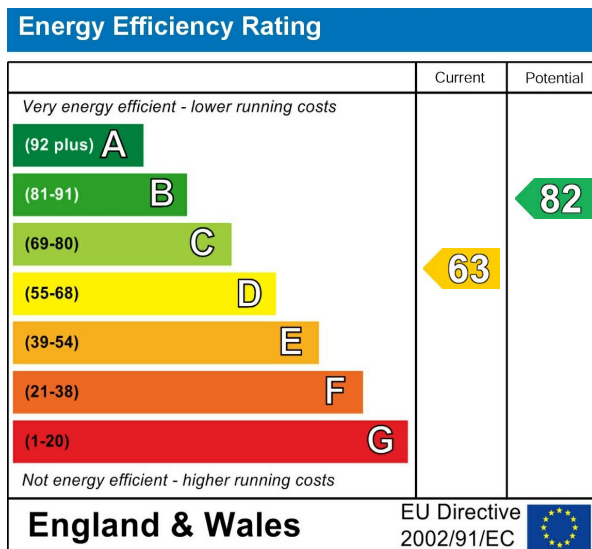
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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