



10 Dylan Road

Stoke-On-Trent, ST8 7XB



Price £415,000

Here at Carters, we are proud to welcome to the market this executive and beautifully presented, four bedroom family home.

This impressive home has seen substantial investment over the years from the current owners, tucked away within the highly sought-after Dylan road cul-de-sac. There are excellent local amenities to enjoy, all of which are just a short distance away, such as: local supermarkets, the library, eateries, and Biddulph Valley leisure centre. There are also outstanding schools just around the corner, including; Knypersley First School, James Bateman Middle School and Biddulph High School.

On entering the property, you will be welcomed via a bright and spacious entrance hall, with stairs to the first floor leading off. The spacious living space is to the front offering a featured log burner, and occupies a bay front and french patio doors to the rear. The modern Country Style fitted kitchen/diner is a good size and great for entertaining the family, with french patio doors leading to the conservatory which leads out onto the rear patio area. Head up the stairs to the first floor where there are more spacious rooms to be enjoyed, with four good size bedrooms, and two modern bathrooms. The exterior provides ample of space for entertaining friends and family with a paved patio area, a spacious lawned garden and summerhouse. As well as off-road parking for several vehicles and garage.

Viewings are highly recommended to avoid missing out on this stunning home. Call the office today to arrange your viewing on 01782 470391.

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Entrance Hall

Composite double glazed entrance door to the front elevation. Oak wood flooring. Radiator. Storage cupboard. Coving to the ceiling. Stairs to the first floor.

W/C

White fitted Low level W/C and pedestal wash hand basin. Travertine salt stone tiled flooring. Tiled walls. Radiator

Lounge

20'7 into bay x 11'3 (6.27m into bay x 3.43m)

UPVC double glazed bay window to the front elevation and UPVC double glazed french patio doors to the rear elevation. Log burner with slate hearth and feature oak wood surround. Oak wood flooring. Television point. Two radiator's. Coving to the ceiling.

Kitchen/Diner

21'9 max x 11'3 (6.63m max x 3.43m)

UPVC double glazed window and UPVC double glazed french patio doors to the rear elevation. Modern fitted base units, drawers and matching wall mounted cupboards. Oak work surfaces incorporating inset Belfast sink with mixer tap. Gas and electric cooker point with extractor fan. Space for a dishwasher. Travertine salt stone tiled flooring. Two radiator's. Coving to the ceiling. Inset ceiling spotlights.

Utility Room

6'0 x 4'9 (1.83m x 1.45m)

Double glazed entrance door to the side elevation. Modern fitted base unit and matching wall mounted cupboard. Space for a washing machine. Travertine salt stone tiled flooring. Radiator. Partly tiled walls.

Conservatory

11'5 x 10'2 (3.48m x 3.10m)

UPVC double glazed windows and french patio doors to the rear elevation. Travertine salt stone tiled flooring. Radiator.

First Floor Landing

UPVC double glazed window to front elevation. Radiator. Two storage cupboards. Loft access.

Bedroom One

13'9 x 11'4 (4.19m x 3.45m)

UPVC double glazed window to the front and side elevation. Built in wardrobes, bedside units and dresser. Laminate flooring. Radiator. Inset ceiling spotlights.

Ensuite

UPVC double glazed window to the rear elevation. Walk in shower cubicle. White fitted low level W/C and pedestal wash hand basin. Travertine salt stone tiled flooring and walls. Radiator.

Bedroom Two

9'10 to wardrobes x 9'8 (3.00m to wardrobes x 2.95m)

UPVC double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom Three

14'1 x 10'7 (4.29m x 3.23m)

UPVC double glazed window to the side elevation and UPVC double glazed porthole window to the front elevation. Radiator and fitted base cupboards.

Bedroom Four

11'6 x 9'8 (3.51m x 2.95m)

UPVC double glazed window to the rear elevation. Radiator.

Bathroom

UPVC double glazed window to the side elevation. Modern fitted white suite comprising of panelled bath with electric shower above, pedestal wash hand basin and low level W/C. Travertine salt stone tiled flooring and walls. Towel Rail. Extractor fan.

Exterior

To the front there is a small lawned garden housing mature trees and shrubs. Tarmac driveway providing off road parking, leading to garage. To the rear there is a private and enclosed paved patio area with steps upto a lawned garden with mature shrub borders and summerhouse.

Garage

16'10 x 16'10 (5.13m x 5.13m)

Up and over door, power and lighting.

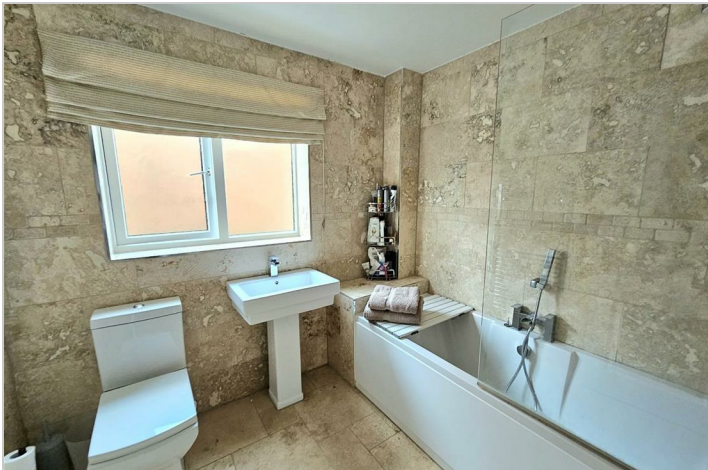
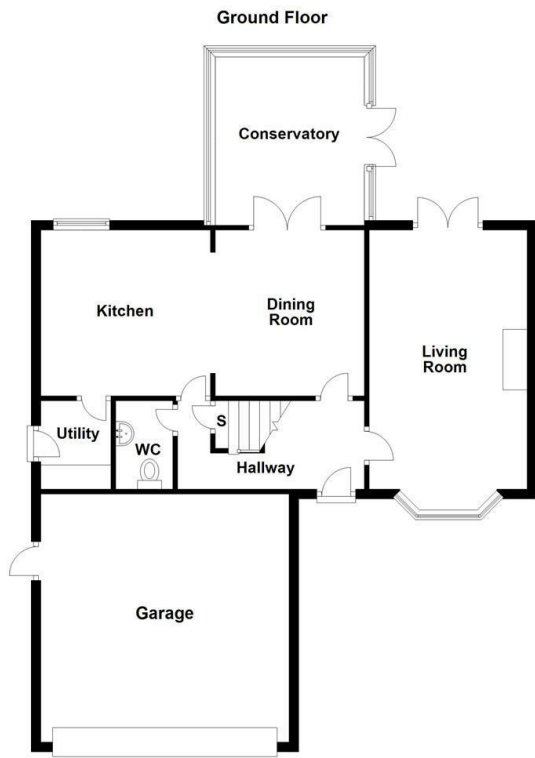
Additional Information

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.



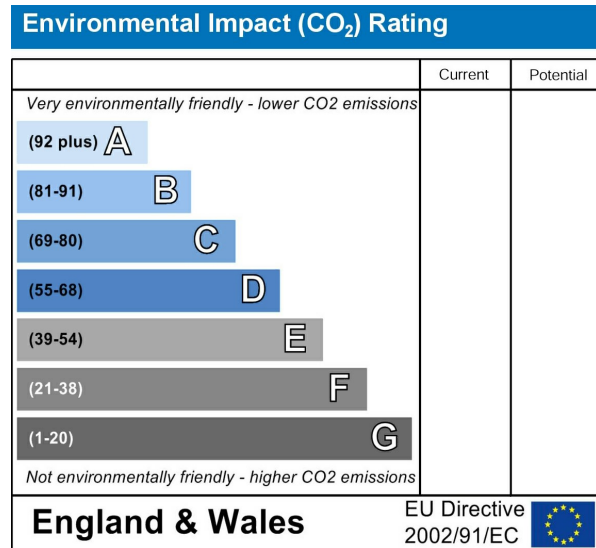
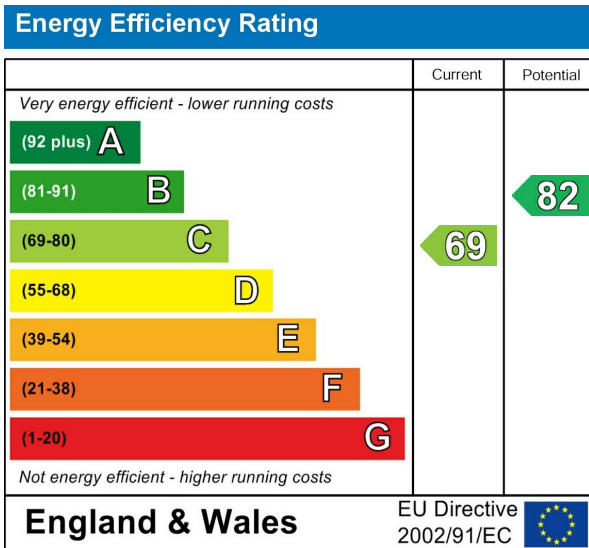
Road Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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