



## 26 Cornfield Road

Stoke-On-Trent, ST8 6TX

**Price £325,000**



Here at Carters we are proud to welcome to the market this beautiful and spacious, four bedroom family home which boasts a larger than average garden and a summer house.

This stunning home is perfect for growing families, it is positioned within the enviable Cornfield Road estate in Knypersley, and is within walking distance to Biddulph Town centre and the good local amenities. There are also excellent local schools just around the corner, such as; Knypersley First School, James Bateman Middle School and Biddulph High School, as well as nursery's, the leisure centre and a skate park to enjoy. You are welcomed into the property through the entrance hall which leads through the centre of the home, it is spacious and bright with stairs to the first floor leading off. There is a ground floor W/C with an internal door to the garage. There is a dining room to the front of the property, the kitchen is towards the rear and provides ample of work surface and unit space along with a breakfast bar to enjoy. The living room is also to the rear with sliding patio doors to the spacious conservatory which overlooks the beautiful landscaped garden. The first floor enjoys three double bedrooms with the main benefiting from an ensuite and a single bedroom with built in wardrobes. Externally has had a lot of time and investment spent, and has been maintained and looked after to the highest of standards over the years. To the front there is a tarmac driveway providing off road parking. To the rear there is a large and private garden, the bottom tier is a spacious paved patio area with feature brick built fire places and a water feature to enjoy. Steps up to a second tier which is laid lawn, leading to a large summer house, green house, and shed.

This property truly is wonderful and we strongly recommend a viewing so please call Carters on 01782 470391.

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#### Entrance Hall

Double glazed entrance door to the front elevation. Stairs to the first floor with under stairs storage. Laminate flooring. Radiator. Coving to the ceiling.

#### W/C

Low level W/C. Pedestal wash hand basin. Laminate flooring. Radiator. Built in cupboards. Inset ceiling spotlights. UPVC double glazed window to the side elevation.

#### Dining Room

10'11 x 9'1 (3.33m x 2.77m)

Laminate flooring. Radiator. Coving to the ceiling. UPVC double glazed window to the front elevation.

#### Lounge

14'10 x 11'1 (4.52m x 3.38m)

Gas fire with a marble hearth and feature surround. Television point. Radiator. Laminate flooring. Coving to the ceiling. UPVC double glazed sliding patio doors to the conservatory.

#### Conservatory

11'6 x 9'6 (3.51m x 2.90m)

Electric wall heater. Laminate flooring. UPVC double glazed window to the side and rear with UPVC double glazed french patio doors to the side elevation.

#### Kitchen

16'3 x 8'11 (4.95m x 2.72m)

Fitted base units, drawers and matching wall mounted cupboards. Work surfaces incorporating one and a half bowl sink single drainer and mixer tap. Base units and work surface to the rear also incorporating a stainless steel sink with a single drainer and taps. Gas cooker point. Tiled floor. Partly tiled walls. Radiator. Breakfast bar. Inset ceiling spotlights. UPVC double glazed window to the side and rear elevation. Double glazed entrance door to the side elevation.

#### First Floor Landing

Radiator. Loft access.

#### Bedroom One

12'0 x 10'1 to wardrobes (3.66m x 3.07m to wardrobes )

Fitted wardrobes. Radiator. Storage cupboard. Two UPVC double glazed window to the front elevation enjoying lovely views.

#### En Suite

Fitted suite comprising of a corner shower cubicle. Vanity wash hand basin. Low level W/C. Partly tiled walls. Radiator. Inset ceiling spotlights. UPVC double glazed window to the front elevation.

#### Bedroom Two

11'2 x 8'3 (3.40m x 2.51m)

Built in wardrobes. Radiator. UPVC double glazed window to the rear elevation.

#### Bedroom Three

12'9 x 8'4 (3.89m x 2.54m)

Radiator. UPVC double glazed window to the rear elevation.

#### Bedroom Four

9'1 x 4'11 to wardrobes extending to 7'0 (2.77m x 1.50m to wardrobes extending to 2.13m )

Built in wardrobes. Radiator. UPVC double glazed window to the rear elevation.

#### Bathroom

The three piece suite comprises a panelled bath. Pedestal wash hand basin. Low level W/C. Partly tiled walls. Towel rail. Storage cupboard. Inset ceiling spotlights. UPVC double glazed window to the side elevation.

#### Exterior

To the exterior has had a lot of time and expense to make it the beautiful garden it is. To the front of the property there is a small laid to lawn garden with plants a shrub borders. Tarmac driveway providing off road parking and gate to the side for rear access. To the rear of the property you will find a spacious paved patio area boasting brick built fireplaces and a water feature to unwind and enjoy after a busy day. There are steps leading upto a laid to lawn garden, summer house, green house and shed.

#### Summer House

Electric fireplace. Television point. Windows and entrance door.

#### Garage

Up and over door, power and lighting. Electric car charger point. Plumbing for a washing machine and space for a dryer.

#### Additional Information

We are lead to believe the property is freehold. Council tax band D.

#### Services

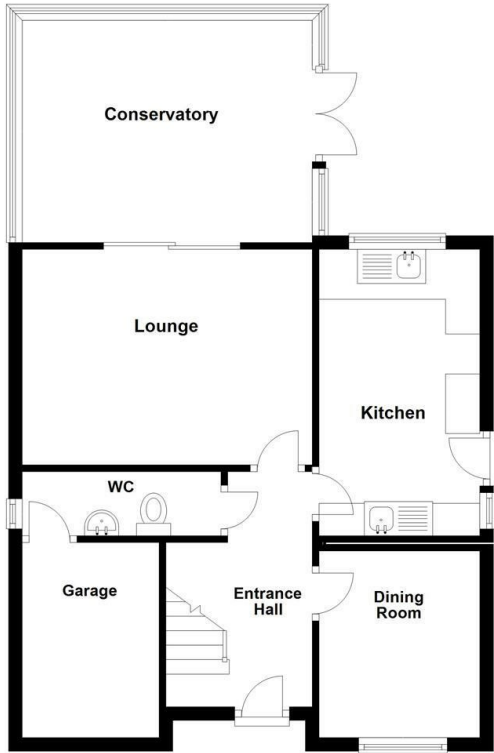
The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.

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

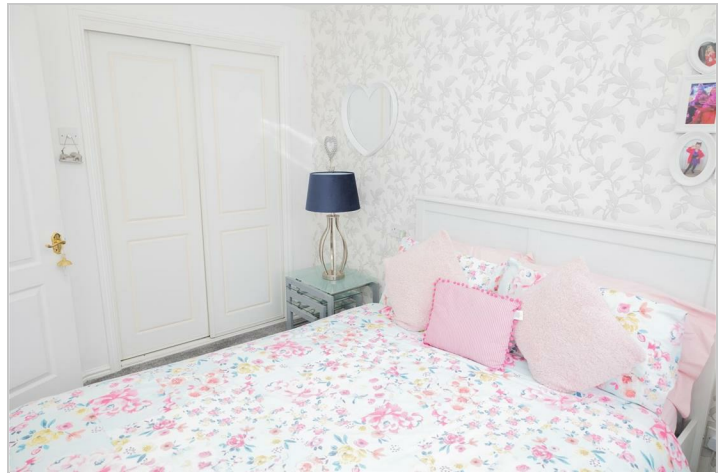
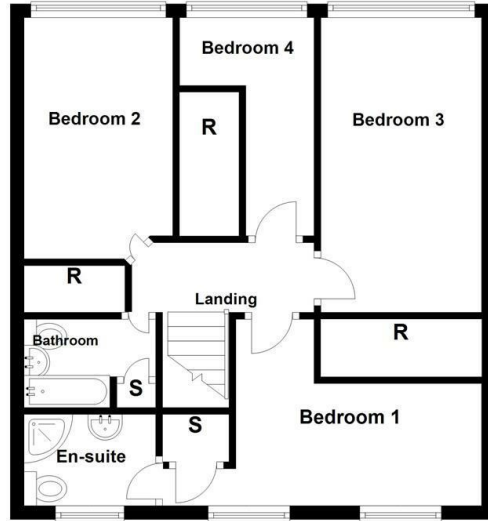
Tel: 01782 470391



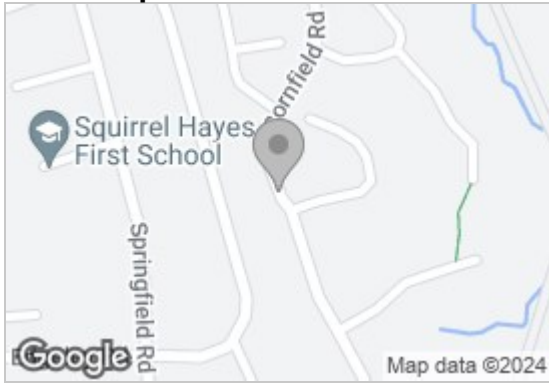
**Ground Floor**



**First Floor**



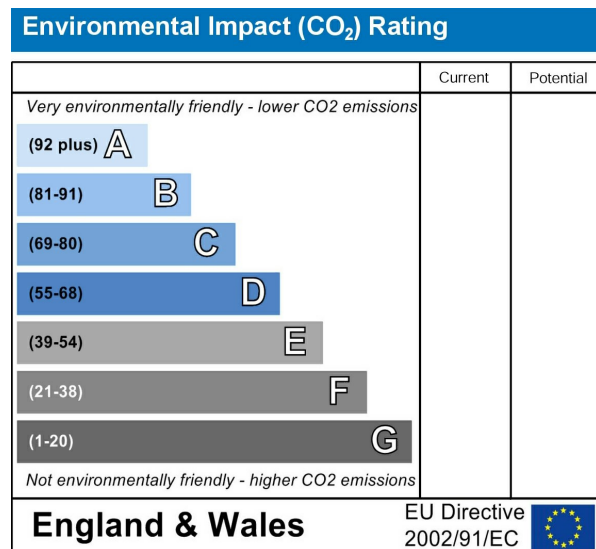
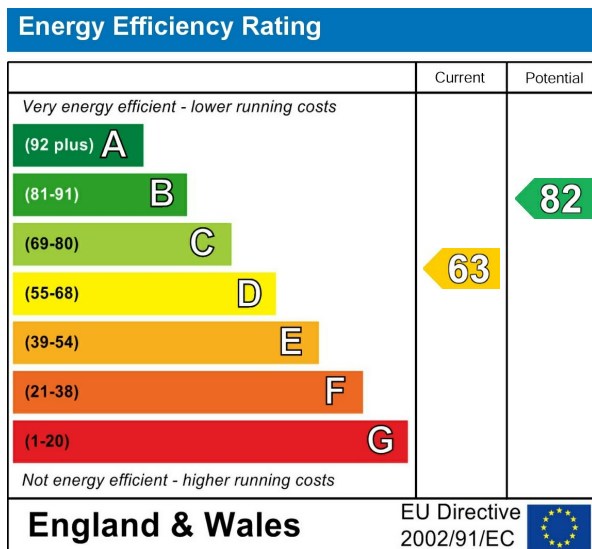
## Road Map



## 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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