



5 Grangefields

Biddulph, ST8 7SA



Price £525,000

Here at Carters we are honoured to welcome to the market this executive, and beautifully presented four bedroom family residence, which is located in one of the most prestigious areas within Biddulph.

Boasting some of the most spectacular views within the town, and set amidst idyllic country walks, it is easy to see why this area of Biddulph is thought so highly of, with the delightful Biddulph Grange Country Park and The Troughstones, just around the corner. This impressive home has undergone substantial development to provide a home that 'turnkey' ready to move into and enjoy from day one. The property boasts imposing beauty, having recently been rendered to the front and enjoying an over garage extension offering the perfect 'forever home' for young and growing families alike. When you enter the property itself, you are welcomed into the entrance hall which is grand, light and spacious, featuring solid oak doors and flooring with stairs to the first floor leading off, as well as allowing access into the WC which has a fitted white suite and a utility area. The living room is a generous size, featuring a log burning stove and French doors which lead through into the conservatory. To the rear elevation you will find the kitchen which is a large and modern space to entertain friends and family long into the warmer months. It boasts high gloss fitted units, a Range cooker, breakfast island and an open archway, through to the dining room. Heading up the stairs you will find four good-sized double bedrooms, two of which benefit from modern ensuites, plus a family bathroom. Externally the gardens are beautiful and have been landscaped. The front is low maintenance with a block paved and gravel driveway providing off road parking for multiple vehicles and a caravan (if desired), leading up to the storage garage. The rear is private and enclosed, it is mainly laid to lawn with a paved patio area to enjoy the far reaching view of Congleton Edge upon the horizon.

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Entrance Hall

Oak entrance door with a double glazed window to the front elevation. UPVC double glazed window to the side elevation. Engineered oak flooring. Radiator. Stairs to the first floor. Inset ceiling spotlights. Access to the garage (storage only).

WC and Utility

6'6 x 5'9 (1.98m x 1.75m)

UPVC double glazed window to the rear elevation. Engineered oak flooring. Vanity wash hand basin. Low level W.C. Space and plumbing for a washing machine and dryer. Radiator. Partly tiled walls. Inset ceiling spotlights.

Lounge

20'5 x 11'9 (6.22m x 3.58m)

UPVC double glazed window to the front and UPVC double glazed french patio doors to the rear elevation. Log burner with a marble hearth and surround. Two radiator's. Television point. Coving to the ceiling.

Dining Room

16'7 x 9'0 (5.05m x 2.74m)

UPVC double glazed window to the side elevation. Radiator. Storage cupboard. Inset ceiling spotlights.

Kitchen

17'4 max x 10'4 max (5.28m max x 3.15m max)

UPVC double glazed window and UPVC double glazed french patio doors to the rear elevation. Modern high gloss drawers, wall and base units. Work surfaces incorporating inset stainless steel sink with single drainer and mixer tap. Space for a dishwasher. Free standing range cooker with 5 ring electric induction hob and over sized extractor hood. Island with storage units and seating area. Tiled floor. Radiator. Inset ceiling spotlights. Archway through to the dining room.

Conservatory

11'5 x 10'11 (3.48m x 3.33m)

UPVC double glazed windows to the side and rear and UPVC double glazed french patio doors to the side elevation. Television point. Wall mounted electric heater.

First Floor Landing

Loft access. Inset ceiling spotlights.

Bedroom One

16'6 max x 16'7 max (5.03m max x 5.05m max)

Two UPVC double glazed windows to the front elevation. Radiator. Television point. Inset ceiling spotlights.

En Suite

UPVC double glazed window to the side elevation. Oversized shower enclosure with a rainfall shower head. Vanity wash hand basin. Low level W/C. Laminate flooring. Tiled walls. Shaver point. Towel rail. Inset ceiling spotlights.

Bedroom Two

12'8 x 10'0 (3.86m x 3.05m)

UPVC double glazed window to the front elevation. Radiator.

En Suite

UPVC double glazed window to the front elevation. Shower enclosure with wall mounted shower. Pedestal wash hand basin. Low level W/C. Tiled floor. Tiled walls. Towel rail. Inset ceiling spotlights.

Bedroom Three

13'3 x 10'6 (4.04m x 3.20m)

UPVC double glazed window to the rear elevation. Radiator. Coving to the ceiling.

Bedroom Four

11'11 x 10'2 (3.63m x 3.10m)

UPVC double glazed window to the rear elevation. Radiator. Coving to the ceiling.

Family Bathroom

UPVC double glazed window to the rear elevation. Modern suite comprising of a corner shower cubicle with a rainfall shower head. Panelled bath. Pedestal wash hand basin. Low level W/C. Tiled floor. Tiled walls. Towel rail. Inset ceiling spotlights.

Exterior

Garage (Storage only)

Electric roller door. Power and lighting.

Additional Information

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

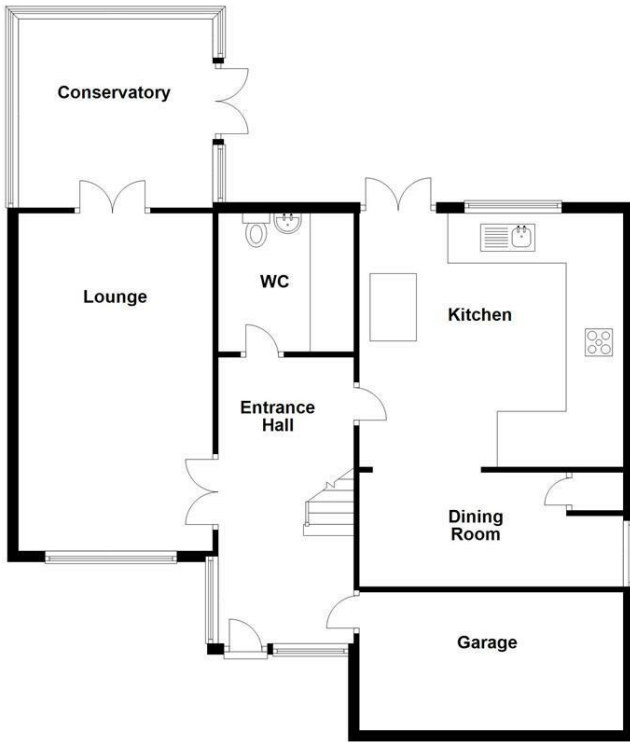
Services

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

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

Tel: 01782 470391

Ground Floor



First Floor



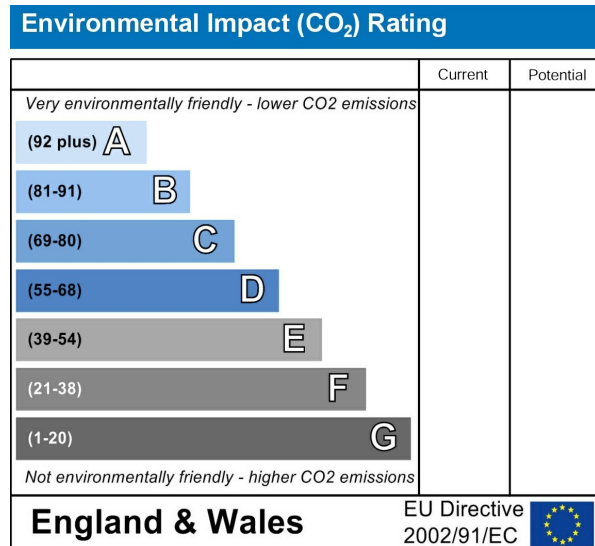
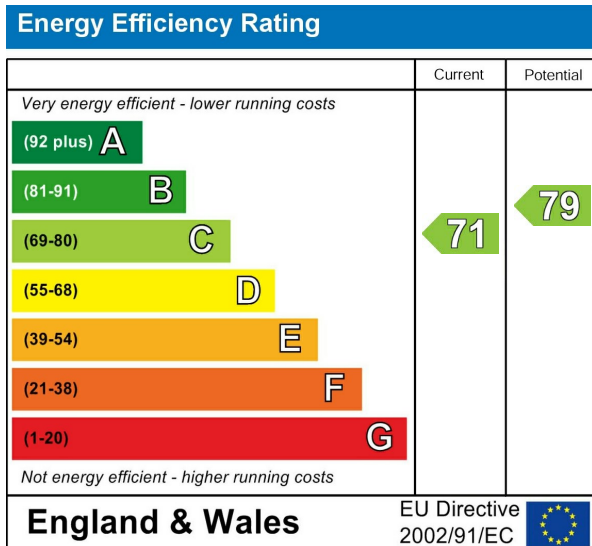
Road Map



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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