



## 2 Torville Drive

Stoke-On-Trent, ST8 7TH



**Price £350,000**

Here at Carters we are proud to welcome to the market this well presented and spacious detached family home, which boasts a substantial corner plot on the enviable Pennine Way Estate, Biddulph.

This beautiful home provides an ideal purchase for young and growing families alike, giving the perfect location for excellent schools and amenities just a short walk away. Positioned within the heart of Biddulph, it benefits from idyllic walks, with the likes of Biddulph Valley Way and Biddulph Grange Country Park just a short drive away. The town centre is a five minute walk away allowing you take advantage of the excellent local amenities, including: Biddulph Valley Leisure Centre, eateries, library and supermarkets to enjoy. On entering the property you are welcomed into the entrance hall giving full access to the ground floor rooms, there is a ground floor WC, a lounge which is spacious and boasts a window to the front and patio doors opening out onto the rear garden. The dining room is also to the rear along with the kitchen which is modern and enjoys high gloss fitted units. Heading upstairs you will find four good size bedrooms, an ensuite and a family bathroom. Externally the property boasts an impressive corner plot, providing ample of outdoor space with a large, wrap around garden which enjoys a South facing garden with seasonal plants and shrubbery to the border. There is a tarmac driveway to the side providing off-road parking, which leads to a detached double garage.

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

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### Entrance Hall

UPVC double glazed entrance door to the front elevation. Coving. Dado rail. Radiator. Stairs to the first floor leading off. Access to WC.

### Living Room

19'6 x 10'11 (5.94m x 3.33m)

UPVC double glazed window to the front elevation and UPVC patio doors to the rear elevation.

Coving. Feature electric fireplace with a stone mantle, surround and hearth. Radiator.

### Dining Room

13'1 x 8'11 (3.99m x 2.72m)

UPVC double glazed window to the rear elevation.

Coving. Radiator. Laminate flooring.

### Kitchen

13'1 x 8'11 (3.99m x 2.72m)

UPVC double glazed window to the rear elevation and a UPVC double glazed entrance door to the side.

A modern range of high gloss wall, drawer and base units which incorporate wood effect work surfaces with a stainless steel one and a half sink with a mixer tap and drainer. A freestanding cooker with a four ring gas hob, an electric oven and grill with an extractor hood. White goods including a washing machine, fridge/freezer and dishwasher. Partially tiled walls. Laminate flooring.

### WC

UPVC double glazed window to the side elevation.

A white two piece suite which comprises of a recessed WC and a pedestal hand wash basin. Partially tiled walls. Radiator. Laminate flooring.

### First Floor Landing

UPVC double glazed window to the side elevation.

Dado rail. Radiator.

### Bedroom One

13'0 x 9'0 (3.96m x 2.74m)

UPVC double glazed window to the rear elevation.

Fitted double wardrobe with sliding mirror doors. Radiator. Laminate flooring.

### Ensuite

UPVC double glazed window to the rear elevation.

A modern and white three piece suite which comprises of a corner shower

enclosure with a wall mounted shower, a wall mounted hand wash basin and recessed WC. Fully tiled walls. Vinyl flooring.

### Bedroom Two

10'1 x 9'9 (3.07m x 2.97m)

UPVC double glazed window to the front elevation.

Fitted storage units. Radiator.

### Bedroom Three

9'9 x 9'0 (2.97m x 2.74m)

UPVC double glazed window to the rear elevation.

Fitted storage units. Radiator.

### Bedroom Four

7'7 x 6'9 (2.31m x 2.06m)

UPVC double glazed window to the front elevation.

Over stairs storage cupboard. Radiator.

### Family Bathroom

UPVC double glazed window to the side elevation.

A modern and white three piece suite which comprises of a panel bath with a wall mounted shower and glass screen, a pedestal hand wash basin and a recessed WC. Fully tiled walls. Laminate flooring.

### Exterior

Positioned on a generous corner plot mainly laid to lawn to the front, extending to the side with a tarmacadam driveway, a detached built double garage and gate for rear access. To the rear there is an enclosed and private garden which is South facing and mainly laid to lawn with a decked patio area.

### Double Garage

17'0 x 16'11 (5.18m x 5.16m)

Two up and over doors.

### Additional Information

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

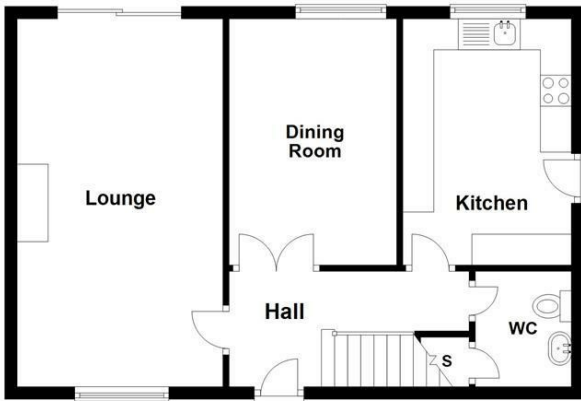
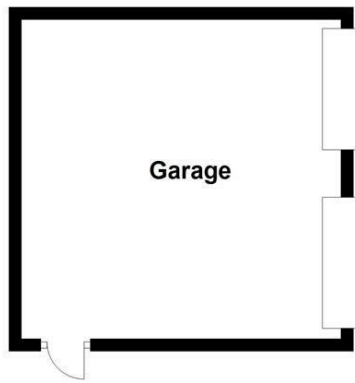
### Services

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

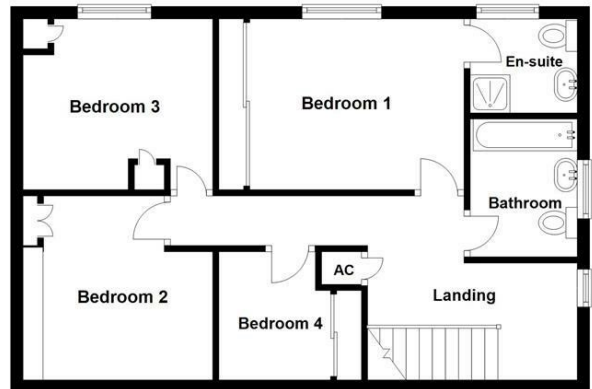
Broadband is Fibre.

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

Ground Floor



First Floor



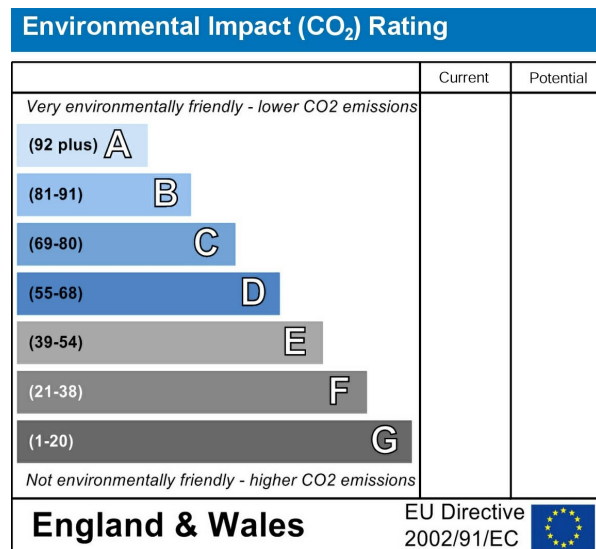
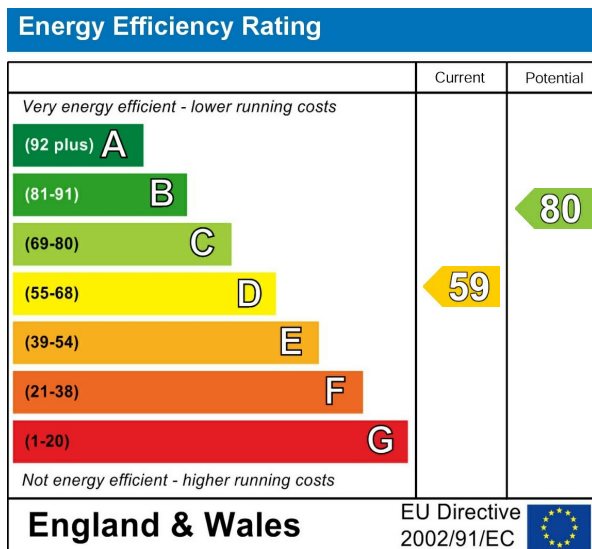
## Road Map



## 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.

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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