



## 2 Sycamore Close

Stoke-On-Trent, ST8 7DT



**Price £370,000**

Here at Carters, we are proud to be welcoming to the market this outstanding three bedroom detached bungalow, which is set within extensive grounds and is available to purchase with no onward chain.

This impressive property stands proudly in an elevated position, within one of larger plots in the local area, boasting a substantial corner plot that enjoys generous wrap around gardens for green fingered enthusiasts. The grounds are both private and stunning, enjoying beautiful and established seasonal shrubbery and large lawns for family and friends to enjoy long into the warmer months. The property also benefits from two large paved driveways, which allow parking for several vehicles as well as access into the three garages, one of which is large enough to accommodate a caravan. Although in need of selective modernisation, the property itself is in excellent condition, with endless scope to modernise and re-configure. The property has been very much loved and cared for over the years and this can be felt as soon as you step through the front door, providing an ideal home for growing families and downsizers alike, whom are looking to settle within a quiet residential community. The property is double fronted and enjoys flexible and extensive living throughout. There are three generous bedrooms (two of which are good sized doubles), a large family bathroom, a bright and spacious entrance hall, a good-sized kitchen leading into the family room and the sun room, a utility room and a large living room. If this wasn't enough, heading up the stairs you will find the useable loft space that is currently a study however is an ideal space to be utilized as desired. Positioned within the heart of Biddulph, there are idyllic walks right on your doorstep, with the likes of Biddulph Valley Way and Biddulph Grange Country Park just a short drive away. It also benefits from the town centre being on your doorstep, so you can take advantage of the excellent local amenities.

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## Entrance Hall

UPVC double glazed entrance door to the front elevation. Coving. Airing cupboard. Storage cupboard. Two radiators. Laminate flooring. Stairs to the loft space leading off.

## Living Room

22'10 x 12'05 (6.96m x 3.78m)

UPVC double glazed dual aspect windows, one to the side elevation and a large bay to the front. Coving. Three radiators. TV point.

## Kitchen/Family Room

19'01 x 15'05 (5.82m x 4.70m)

UPVC entrance door and two UPVC double glazed windows to the side elevation. The kitchen area enjoys a good range of wall, drawer and base units which incorporate work surfaces with a stainless steel one and a half sink, mixer tap and drainer. A four ring electric hob and an extractor hood. Space and plumbing for a dishwasher. Under counter space for a fridge and freezer. Recessed ceiling downlighters. Laminate flooring. The family room enjoys a modern wall mounted electric fire with burning log effect and a stone hearth.

## Sun Room

11'07 x 13'05 (3.53m x 4.09m)

UPVC double glazed windows to the side elevation. Recessed ceiling downlighters. Radiator. Laminate flooring.

## Utility Room

8'05 (maximum) x 9'03 (maximum) (2.57m (maximum) x 2.82m (maximum))

UPVC double glazed window and door to the rear elevation. A good range of wall, drawer and base units which incorporate marble effect work surfaces. Space and plumbing for a washing machine. Fully tiled walls. Radiator.

## WC

UPVC double glazed window to the front elevation. A low level WC. Fully tiled walls.

## Bedroom One

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed bay window to the front elevation. Fitted wardrobes with overhead storage cupboards and a fitted dresser. Coving. Ceiling rose. Two radiators.

## Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed window to the rear elevation. Coving. Fitted wardrobe with sliding doors. Radiator. Laminate flooring.

## Bedroom Three

10'10 x 7'04 (3.30m x 2.24m)

UPVC double glazed window to the side elevation. Coving. Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation. A four piece suite which comprises of an oversized shower enclosure, a corner panel bath, a pedestal hand wash basin and a recessed WC and vanity unit. Fully tiled walls. Radiator.

## Loft Space

13'11 (maximum) x 12'06 (maximum) (4.24m (maximum) x 3.81m (maximum))

Two dual aspect UPVC double glazed windows to the front and rear elevation. Storage cupboards. Access to eaves storage. Radiator. Laminate flooring.

## Exterior

The exterior is expansive and benefits from two block paved driveways, one of which provides off road parking for at least three vehicles and provides access to one of the garages. The other driveway is to the side elevation, set behind arched wooden gates and is private. It provides off-road parking for at least five vehicles and allows access to 2 garages. The gardens wrap around the property and are a substantial size. They are mainly laid to lawn with established shrubbery and hedges to the borders. There are designated seating areas to enjoy as well as a raised decking area with a summer house.

## Garages

Garage 1: Up and over electric door to the front elevation. Power and lighting. Garage leads through into adjoining garage 2. Measurements - 22'05 x 8'02.

Garage 2: Up and over electric door to the side elevation. Power and lighting. Garage leads through into adjoining garage 1. Measurements - 20'02 x 8'02.

Garage 3: Up and over electric door to the side elevation. Power and lighting. Measurements - 18'10 x 9'07.

## Additional Information

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

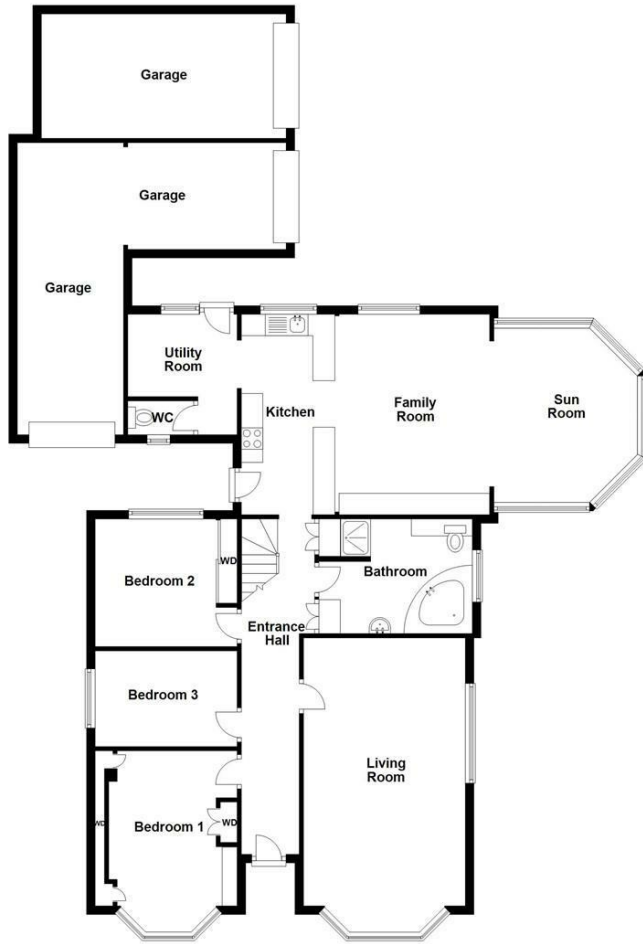
## Services

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

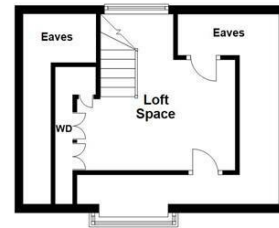
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor



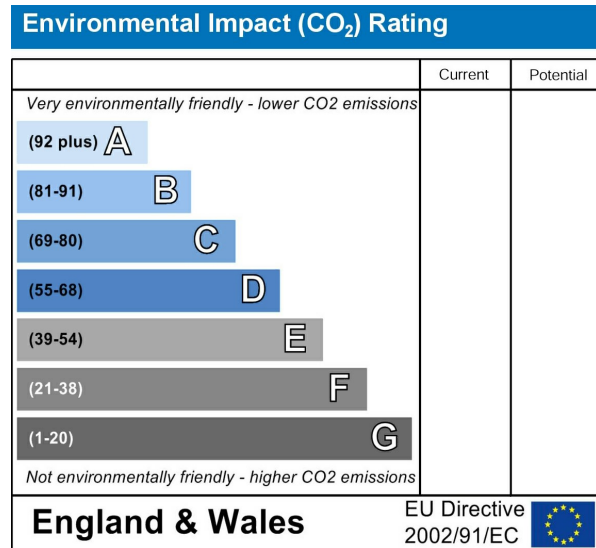
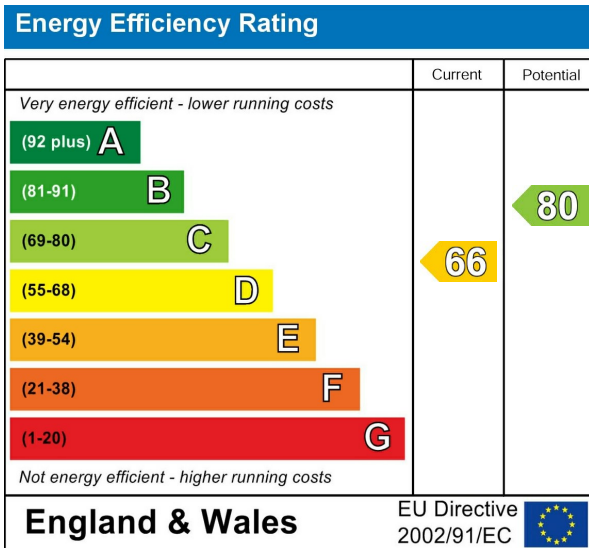
## Road Map



## 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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