



## 22 Chelsea Close

Biddulph, ST8 6UA

**Price £451,000**



Here at Carters, we are delighted to welcome to the market this stunning, four bedroom family residence which is hidden amongst woodland, at the head of a highly sought after and family orientated cul-de-sac within the popular Smokeys Way Estate.

This beautiful property provides the perfect 'forever home' for young and growing families alike, boasting top of the range finishes throughout, along with spacious accommodation, allowing plenty of space for all of the family to settle, grow and enjoy over many years. On approach you will be impressed with the position and plot, with a natural woodland and gentle stream to the front, as well as ample off-road parking for multiple vehicles and a generous and private rear garden. Step through the front door where you are welcomed into a spacious entrance, with plenty of space for muddy wellies and coats after those long countryside walks. Here there is access to the WC, as well as the entertaining kitchen/diner which leads off. The kitchen/diner is to the rear and is an extensive space and modern, it is the hub of the home and where you can enjoy entertaining friends and family long into the lighter nights or host formal meals at the dining table. The accommodation is across two storeys and is flexible, benefitting from two generous living rooms, one of which is to the rear and boasts a vaulted ceiling, and a log burner, as well as providing access to the garden. Upstairs there is a modern family bathroom, three good sized bedrooms and an impressive main bedroom suite, which occupies the entire length of the house, above the garage. Here is where you can settle down and enjoy your own space and shutting the door to relax. It again boasts a vaulted ceiling, dual aspect windows, a dressing area with modern fitted wardrobes and a four piece 'spa inspired' ensuite. The garden has been landscaped to provide a stunning and private space for all of the family to enjoy.



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## Entrance Hall

UPVC double glazed entrance door to the front elevation. A selection of wall and base units which incorporate work surfaces for extra storage needs. Radiator. Tiled flooring. Access to WC.

## WC

UPVC double glazed window to the front elevation. A modern two piece suite which comprises of a recessed WC and a wall mounted hand wash basin. Radiator. Tiled flooring.

## Kitchen/Diner

19'04 (maximum) x 17'03 (maximum) (5.89m (maximum) x 5.26m (maximum))  
UPVC double glazed window and entrance door to the rear elevation. A modern range of wall, drawer and base units which incorporate Quartz work surfaces with a one and a half inset sink, mixer tap and drainer. A freestanding Range cooker with a five ring gas hob, a double oven and an extractor hood. Large family breakfast bar. Space for a fridge freezer. Recessed ceiling downlighters. Two radiators. Partially tiled walls. Tiled flooring.

## Utility Room

9'09 x 8'08 (2.97m x 2.64m)  
UPVC double glazed window to the side elevation. A modern range of wall and base units which incorporate a stainless steel inset sink, mixer tap and drainer. Space and plumbing for a washing machine and dryer. Radiator. Access into integral garage.

## Family Room

21'02 (maximum) x 13'11 (maximum) (6.45m (maximum) x 4.24m (maximum))  
UPVC double glazed windows and French doors to the rear elevation. A feature fireplace with a log burner, a floating wooden mantle and a tiled hearth. Two radiators. Wooden flooring. TV point.

## Living Room

14'09 x 14'02 (4.50m x 4.32m)  
UPVC double glazed bay window to the front elevation. A traditional style gas fireplace with a wooden mantle and tiled surround and hearth. Coving. Picture rail. Radiator. Under stair storage cupboard. TV point.

## Inner Hall

UPVC double glazed window to the front elevation. Radiator. Stairs to the first floor leading off.

## First Floor Landing

UPVC double glazed window to the side elevation.  
Loft access. Recessed ceiling downlighters. Coving.

## Family Bathroom

UPVC double glazed window to the front elevation. A three piece suite comprising of a P Shaped bath with a handheld shower head and a wall mounted rainfall shower head, a vanity wash hand basin unit and a recessed WC. Storage cupboard. Tiled walls and floor. Anthracite heated ladder towel rail.

## Bedroom Four

9'00 x 7'00 (2.74m x 2.13m)  
UPVC double glazed window to the rear elevation. Radiator. Coving. Picture rail.

## Bedroom Three

10'02 x 9'10 (3.10m x 3.00m)  
UPVC double glazed window to the rear elevation. Radiator. Coving. Picture rail.

## Bedroom Two

11'01 x 10'08 (3.38m x 3.25m)  
UPVC double glazed by window to the front elevation. Radiator. Coving.

## Bedroom One

22'11 x 9'09 (6.99m x 2.97m)  
UPVC double glazed window to the front elevation and UPVC double glazed oval window to the side elevation. Fitted wardrobes with downlighters. Vertical radiator. Radiator.

## Ensuite

UPVC double glazed window to the rear elevation. A luxurious four piece suite comprising of a freestanding oval bath with a mixer tap and handheld shower head, an oversized walk in shower enclosure with a handheld shower head and a wall mounted rainfall shower head, a wall mounted vanity wash hand basin and recessed WC. Partially tiled walls. Tiled floor. Extractor fan. Recessed ceiling downlighters. Anthracite heated ladder towel rail.

## Exterior

Set amongst a small woodland, the exterior is extensive. To the front there is a tarmac driveway which provides off road parking for multiple vehicles as well as gated access into the rear. The rear has been landscaped and is a generous and private garden. It has two tiers for the family to enjoy, with the lower tier boasting an Indian stone patio area and bar. The second tier is mainly laid to lawn with a raised decking area and sleeper planters which enjoy seasonal shrubbery and flowers. Outside tap.

## Garage

17'06 x 9'09 (5.33m x 2.97m)  
Electric up and over door to the front elevation and a UPVC double glazed window and entrance door to the side. Power and lighting.

## Additional Information

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

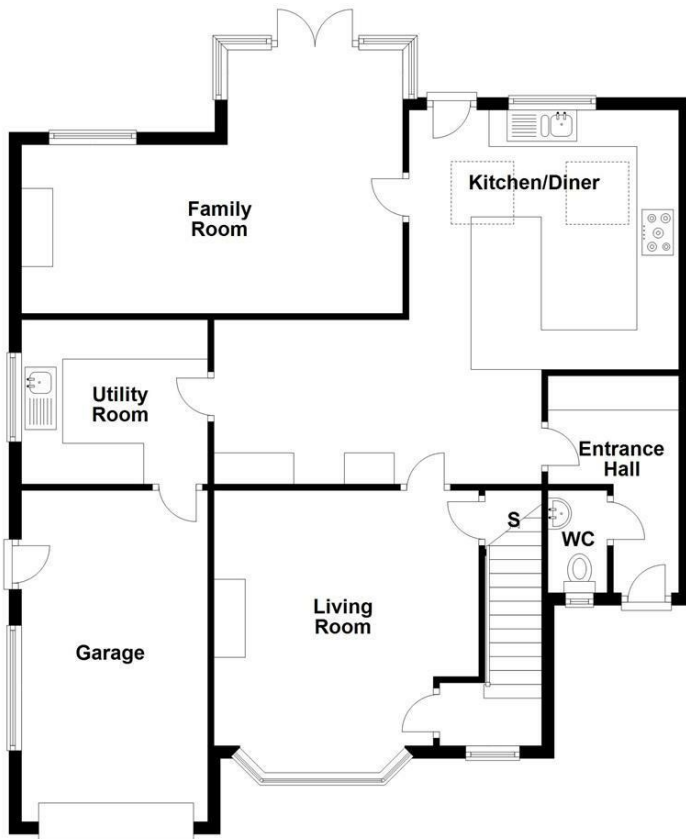
## Services

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

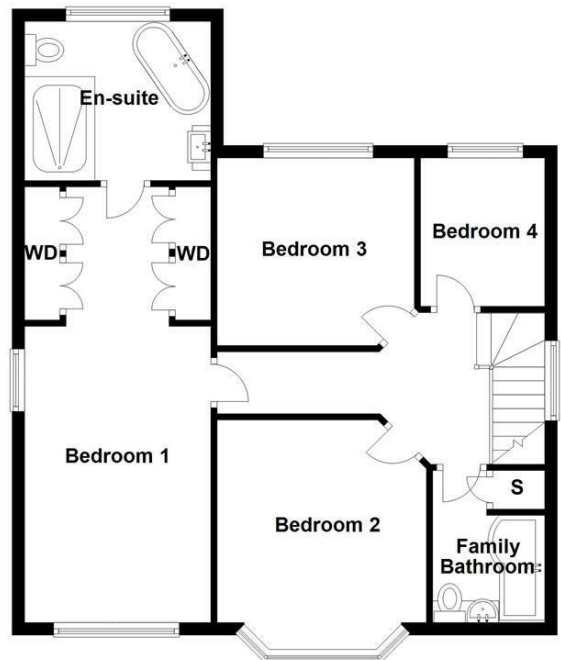
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

Ground Floor



First Floor





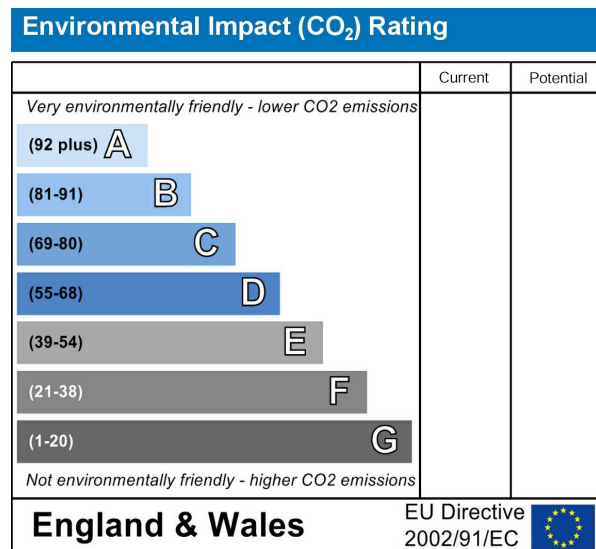
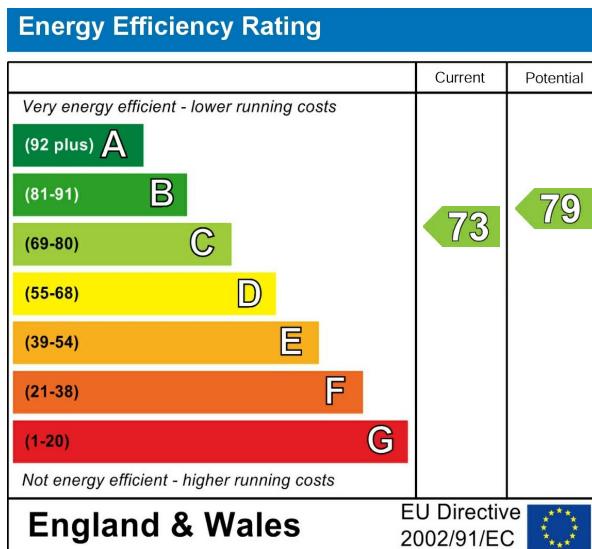
## Road Map



## 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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