



## 2 Spring Grove

Biddulph, ST8 6FB

Price £525,000



Here at Carters, we are delighted to welcome to the market and provide the rare opportunity to acquire a five bedroom, detached family residence which is set amongst a private tree lined, quaint and prestigious residential development, which is located within one of the most sought after areas within Biddulph.

Located on the Cheshire border and set amidst idyllic country walks, of which some boast the most spectacular views within the local town, it is easy to see why this area of Biddulph is so highly desired. There are some of the very best local amenities and excellent schools just around the corner, including Ox-Hey First School and Woodhouse Academy, as well as Congleton train station, country eateries and the historic Biddulph Grange Country Park. Enjoying flexible living across three storeys, this stunning family home is a perfect purchase for growing families, who are looking to set down roots to raise a family and entertaining friends and family, for many years to come. Entering the property on the ground floor you will find a spacious and bright entrance hall which provides access into the WC, with the stairs to the first floor leading off. A rare find with three storeys, this fantastic property benefits from having both the kitchen/diner and living room on the ground floor. The kitchen is contemporary, boasting beautiful units with granite work surfaces, as well as integrated appliances and two sets of French doors which lead out into the rear garden. Head up the stairs to the first floor, where there is a generous main bedroom which enjoys a dressing area and a four piece en suite. There are also two further bedrooms and a family bathroom to enjoy before heading up the stairs to the second floor. On the second floor there is a small landing which leads into two further doubles bedrooms, both of which are generous in size and boast large Velux windows, with the larger of the two benefiting from an en suite.

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## Entrance Hall

6'06 x 17'04 (1.98m x 5.28m)

Composite double glazed entrance door and UPVC double glazed side light to the front elevation.

Laminate flooring. Access to downstairs WC. Stairs leading to the first floor. Coving. Radiator.

## Ground Floor WC

Access from the entrance hall and comprised of a slimline vanity hand wash basin and recessed WC. Radiator. Tiled floor. Extractor fan.

## Living Room

17'04 x 15'01 (5.28m x 4.60m)

UPVC double glazed bay window to the front elevation.

Feature gas fireplace with a coal burning effect, surrounded with a wooden mantle piece and marble hearth. Double doors leading into the sitting area/kitchen/diner. Radiator. TV point. Coving.

## Kitchen/Diner

16'06 x 12 (5.03m x 3.66m)

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

A modern fitted kitchen with a selection of wall, draw and base units which includes granite work surfaces and a breakfast bar, a one and a half sink, drainer and mixer tap. Integrated appliances including fridge freezer, dishwasher, Neff double oven, Neff four ring gas hob and an overhead extractor hood. Recessed ceiling downlights. Tiled flooring. Radiator. Coving. Access into the utility room.

## Utility Room

8'04 x 4'10 (2.54m x 1.47m)

UPVC double glazed entrance door to the side elevation.

Base units with granite work surface and an inset stainless steel sink, drainer and mixer tap. Space and plumbing for a washing machine and dryer. Tiled floor. Extractor fan. Radiator.

## Family room

10'02 x 9 (3.10m x 2.74m)

UPVC double glazed French patio doors and side lights to the rear elevation.

Tiled flooring. Radiator. Coving.

## First Floor Landing

5'09 x 16'12 (1.75m x 4.88m)

UPVC double glazed window to the front elevation.

Airing cupboard. Storage cupboard. Coving. Radiator.

## Bedroom One

13'01 x 12'04 (3.99m x 3.76m)

UPVC double glazed window to the front elevation.

Opening leading to dressing area and en-suite. Coving. Radiator.

## Bedroom One Dressing Area

4'03 x 3'11 (1.30m x 1.19m)

Sliding built in wardrobes to either side. Coving.

## Bedroom One En-Suite

9'02 x 6'11 (2.79m x 2.11m)

UPVC double glazed privacy window to the rear elevation.

A four piece suite comprising of a corner shower enclosure with wall mounted shower, Panelled bath with handheld shower, vanity hand wash basin and recessed WC. Shaving point. Chrome heated ladder towel rail. Tiled floor. Partially tiled walls. Extractor fan. Recessed ceiling downlights. Coving.

## Bedroom Three

12'02 x 8'05 (3.71m x 2.57m)

UPVC double glazed window to the rear elevation.

Radiator. Coving.

## Bedroom Four

8'04 x 12 (2.54m x 3.66m)

UPVC double glazed window to the front elevation.

Radiator. Coving.

## Family Bathroom

9'08 x 6'11 (2.95m x 2.11m)

UPVC double glazed privacy window to the rear elevation.

Four piece suite comprising of a corner shower enclosure with wall mounted shower, Panelled bath with handheld shower, vanity hand wash basin and recessed WC.

Chrome heated ladder towel rail. Shaving point. Tiled floor. Partially tiled walls. Recessed ceiling down lights. Extractor fan. Coving.

## Second Floor Landing

Landing space.

## Bedroom Two

13 x 12'06 (3.96m x 3.81m)

Large velux double glazed skylight to the rear elevation and UPVC double glazed window to the front.

Access to shower room. Recessed ceiling down lighters. Radiator. Coving.

## Bedroom Two En-Suite

Three piece suite including a shower enclosure with wall mounted shower head, pedestal hand wash basin and recessed WC.

Tiled floor. Extractor fan.

## Bedroom Five

13 x 8'06 (3.96m x 2.59m)

Large velux double glazed skylight to the rear elevation and a UPVC double glazed window to the front.

Recessed ceiling down lighters. Radiator. Coving.

## Garage

16'03 x 8'06 (4.95m x 2.59m)

Up and over electric door to the front elevation.

Integral. Power and electrics.

## Exterior

The front garden is mainly laid to lawn with seasonal shrubbery and plants to the border as well as a mature hedge for extra privacy. There is also a block paved driveway which provides off-road parking for several vehicles. The rear garden has been landscaped and is a beautiful and tranquil space to enjoy. It is mainly laid to lawn with seasonal shrubbery and pretty flowers to the border. There is a paved patio area to sit entertaining friends and family or to enjoy a morning coffee whilst listening to bird song and enjoying the view of the local church steeple upon the horizon.

## Additional Information

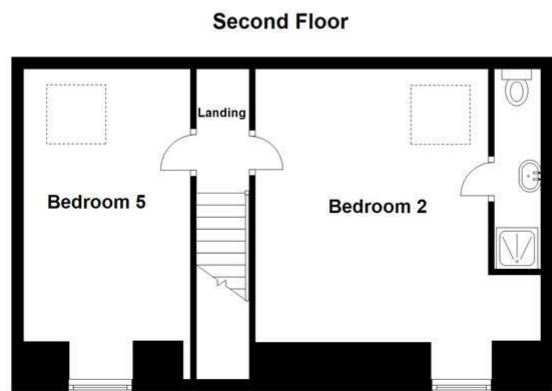
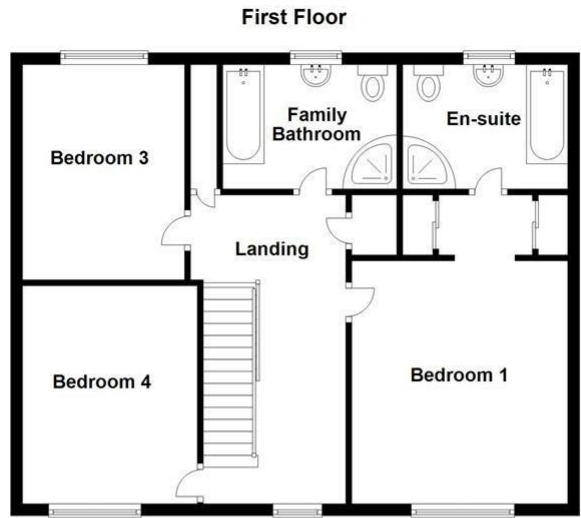
We are led to believe that the property is Freehold and Council Tax Band E.

## Services

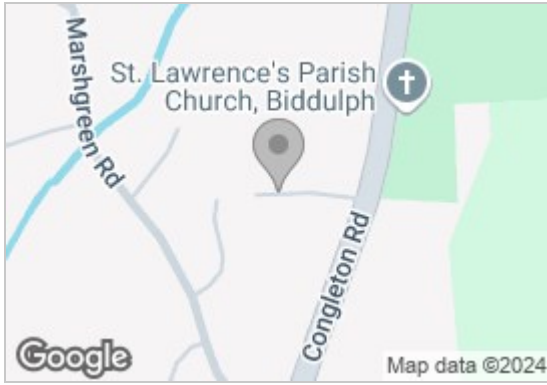
The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.

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

Tel: 01782 470391



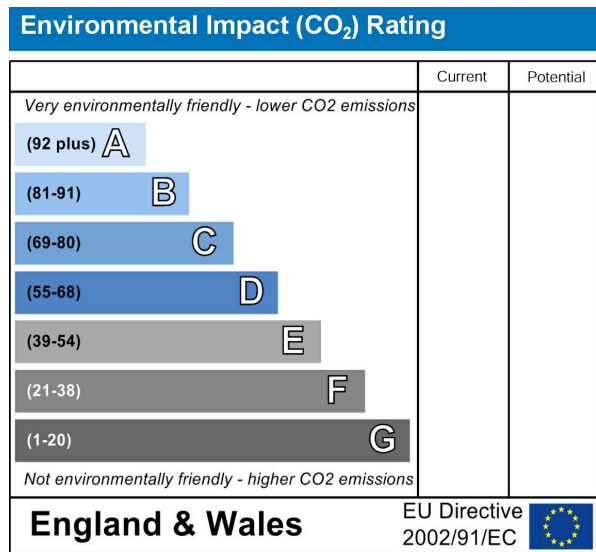
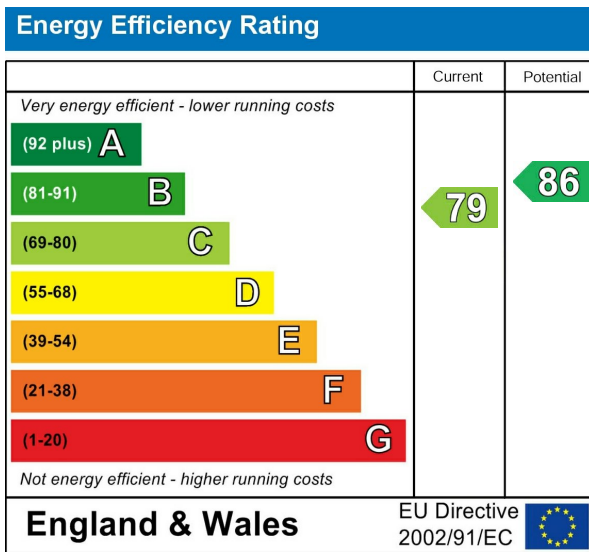
## Road Map



## 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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