



16 Ribble Drive

Biddulph, ST8 7LL

Price £445,000



Here at Carters, we are honoured to welcome to the market this executive, four bedroom family residence.

This impressive home has seen substantial and recent investment from the current owners, to provide a perfect forever home, where you can set down roots and enjoy raising a family. Being tucked away within one of the most highly sought-after cul-de-sacs in the local area, which is just off the enviable Thames Drive Estate, in Biddulph, there are fantastic local amenities to enjoy, just around the corner. Having seen considerable renovations and refurbishment over the years, this home is truly remarkable. The hub of the home is the within the rear extension, which has provided an opulent and spacious space where friends and family can gather, whether that's to eat, cook or relax. It boasts a vaulted ceiling with French doors and an array of windows allowing plenty of natural light to flood through. The kitchen/diner is a generous size, enjoying modern, high gloss kitchen units with top of the range Corian work surfaces and integrated appliances. The entrance hall is oversized and a welcoming space, where you will instantly feel at home on entering the property. The stairs to the first floor lead off, as well as providing access into the garage, which is currently being utilised as a gym. The living room, which is to the front elevation is a generous size, enjoying a large box bay window and double doors that lead into the dining area. The first floor boasts four double bedrooms as well as two bathrooms, one an ensuite, whilst the other is a family bathroom. Both suites are luxurious and relaxing spaces to enjoy, with the family bathroom boasting a four piece suite, comprising of a 'p' shaped bath tub, a shower enclosure and a wall mounted vanity unit. Enjoying a generous plot, the exterior provides ample of off-road parking for several vehicles, as well as a South facing rear garden boasting composite decking, artificial grass and an insulated summer house.

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Entrance Hall

UPVC double glazed sidelight and a composite entrance door to the front elevation. Coving. Recessed ceiling downlighters. Modern vertical radiator. Oak effect Karndean flooring. Stairs to the first floor leading off. Access into the garage.

Living Room

15'08 x 13'04 (maximum) (4.78m x 4.06m (maximum))

UPVC double glazed box bay window to the front elevation.

Coving. Feature gas fireplace with burning coal effect and a marble surround, mantle and hearth. Radiator. Double doors leading into the kitchen/diner.

Kitchen/Diner

23'04 x 9'11 (maximum) (7.11m x 3.02m (maximum))

UPVC double glazed window to the rear elevation.

A modern range of high gloss wall, drawer, base and display units which incorporate Corian work surfaces with an inset sink, with a mixer tap and drainer. Built-in Neff double oven with a four ring induction hob and a built-in Smeg extractor. Built-in wine cooler. Integrated fridge and freezer. Breakfast bar. Recessed ceiling downlighters. Oak effect Karndean flooring. Space for dining table. Access into utility room.

Utility Room

7'06 x 5'05 (2.29m x 1.65m)

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

A modern range of high gloss wall and base units which incorporate white Corian work surfaces. Space and plumbing for a washing machine. Integrated dishwasher. Modern vertical radiator. Oak effect Karndean flooring. Access into WC.

WC

UPVC double glazed window to the side elevation.

A modern and white two piece suite which comprises of a recessed WC and a slimline vanity hand wash basin unit. Modern vertical radiator. Partially tiled flooring. Oak effect Karndean flooring.

Family Room

12'04 x 12'01 (3.76m x 3.68m)

UPVC double glazed windows and French doors to the rear elevation.

Vaulted ceiling with coffered recessed ceiling downlighters. Radiator. Oak effect Karndean flooring.

First Floor Landing

Glass balustrade staircase leading up to the first floor.

Loft access. Airing cupboard.

Bedroom One

18'00 x 9'07 (5.49m x 2.92m)

Two UPVC double glazed windows to the rear elevation.

Radiator. Access into the ensuite.

Ensuite

UPVC double glazed window to the rear elevation.

A modern and white three piece suite which comprises of a shower enclosure with an oversized rainfall shower head and a handheld shower head, an oversized wall mounted vanity hand wash basin unit and a recessed WC. Heated chrome ladder towel rail. Partially tiled walls. Tiled flooring.

Bedroom Two

11'07 x 10'00 (3.53m x 3.05m)

UPVC double glazed window to the front elevation.

Radiator.

Bedroom Three

11'01 x 8'02 (3.38m x 2.49m)

UPVC double glazed window to the front elevation.

Feature panelled wall. Radiator. Laminate flooring.

Bedroom Four

9'01 x 8'07 (2.77m x 2.62m)

UPVC double glazed window to the front elevation.

Radiator. Laminate flooring.

Family Bathroom

UPVC double glazed window to the rear elevation.

A modern and white four piece suite which comprises of a 'P' shaped panel bath with a waterfall mixer tap, a shower enclosure with an oversized rainfall shower head and a handheld shower head, an oversized vanity hand wash basin unit and a recessed WC. Recessed ceiling downlighters. Anthracite heated ladder towel rail. Partially tiled walls. Tiled flooring. Extractor fan.

Garage/Gym

16'02 x 7'06 (4.93m x 2.29m)

Electric roller door to the front elevation and a UPVC double glazed window to the side elevation.

Feature panelled wall. Power and lighting.

Exterior

To the front of the property there is a block paved driveway which offers off-road parking for four vehicles, which is bordered by polite grass verges and a mature hedge. Gated side to the rear.

To the rear there is a private and south facing rear garden which has been beautifully landscaped in recent years. It enjoys composite decking, a pergola, and high quality artificial grass which is bordered by sleeper planters and seasonal shrubbery. Summer house. Outside tap.

Summer House

Double glazed double doors and sidelights to the front elevation.

Insulated. Power and lighting. Extra storage shed to the side.

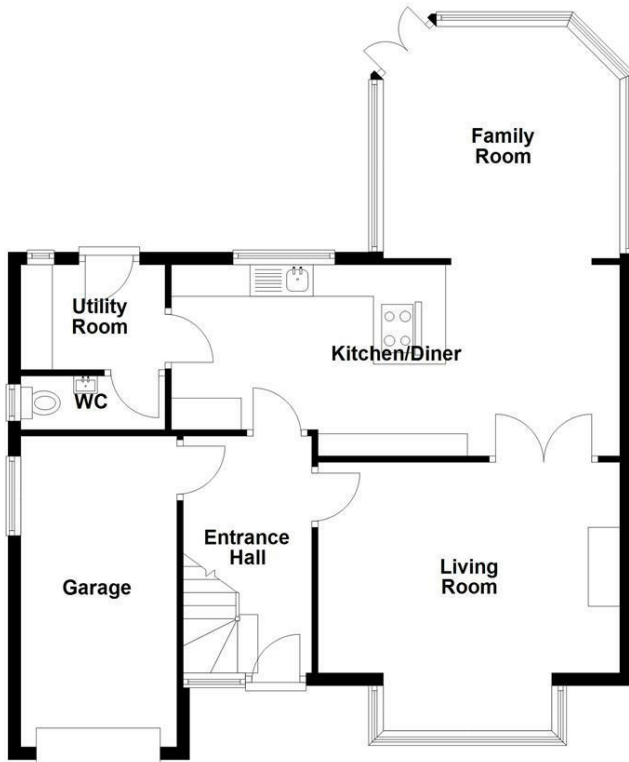
Additional Information

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

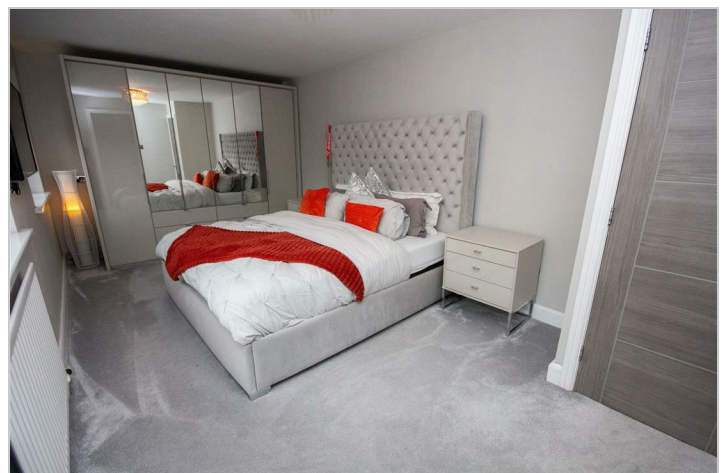
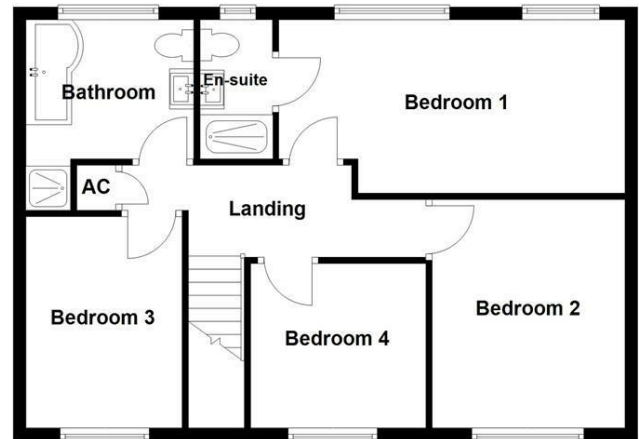
PROPERTY SIZE: APPROX 1237 square feet / 115 square metres.

Tel: 01782 470391

Ground Floor



First Floor



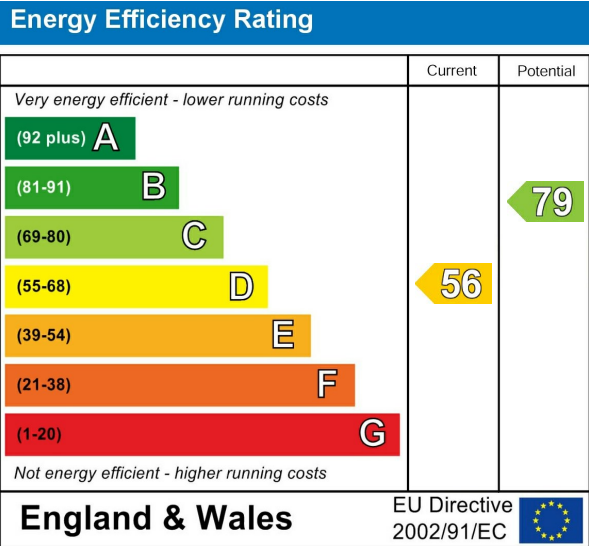
Road Map



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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