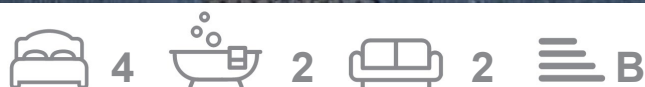




6 Church Mews

Biddulph, ST8 7FR



Price £375,000

Here at Carters we are delighted to welcome to the market this stunning and newly built four bedroom, detached family home. Nestled in a small cul-de-sac within the charming Church Mews, of Biddulph, Staffordshire Moorlands, this beautiful home offers a perfect blend of comfort and modern style living for a growing family, and is ideal for those seeking a prime location.

On entering the property you are welcomed into the entrance hall giving access throughout and the ground floor W/C. The lounge is to the front and boasts a large bay window allowing the natural light to filter through. The snug is also to the front giving you that flexibility and extra space. The hub of the property is to rear with the spacious kitchen/living area, with a selection of modern units, integrated appliances and bi-folding doors, leading out onto the patio area which is great for hosting family and friends in the Summer months. There is also a utility room with space and plumbing for appliances. Heading up the stairs you will find four good size bedrooms, a modern fitted en-suite and family bathroom to relax and unwind after a long busy day. Externally is equally as pretty, to the front there is off road parking extending to the side and leads up to a detached garage and car port. The rear is mainly laid to lawn with a paved patio area, a large timber built shed and workshop which can be used however you wish.

Another main factor for this property is its location, being within walking distance to good local schools including Knypersley First School and James Bateman, the towns very best local amenities and medical centre. There are also some idyllic walks close by with the likes of Knypersley reservoir, Mow Cop Castle and Biddulph Grange Country Park all just a short drive away.

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Entrance Hall

Double glazed composite entrance door to the front elevation.
Recessed ceiling down lighters. Stairs to the first floor. Radiator. Laminate flooring.

W/C

Recessed W/C. Wall mounted wash hand basin. Coving to the ceiling. Radiator. Ceramic flooring.

Lounge

18'5 x 16'7 (5.61m x 5.05m)

UPVC double glazed bay window to the front elevation.
Wall mounted featured electric fireplace. Coving to the ceiling. Radiator. Laminate flooring. Television Point.

Snug

9'8 x 8'9 (2.95m x 2.67m)

UPVC double glazed window to the front elevation.
Radiator. Laminate flooring.

Kitchen/Diner

27'9 x 8'5 (8.46m x 2.57m)

Two UPVC double glazed windows to the rear elevation. Double glazed bi-folding doors to the rear elevation.

A selection of modern high gloss wall, drawer and base units. Quartz work surfaces incorporating inset one and a half stainless steel sink, with a drainer and mixer tap. Built in electric oven, microwave and a 5 ring electric hob with extractor fan. Integrated fridge/freezer. Integrated dish washer. Integrated wine cooler.

Coving to the ceiling. Recessed ceiling down lighters. Radiator. Tiled flooring.

Utility Room

8'10 x 9'8 (2.69m x 2.95m)

Double glazed composite entrance door to the side elevation. UPVC double glazed window to the side elevation.

A selection of modern high gloss units. Melamine work surfaces incorporating inset a stainless steel sink with drainer and mixer tap. Space and plumbing for a washing machine. Space for a dryer. Space for a large American style fridge/freezer. Recessed ceiling down lighters. Radiator. Tiled flooring.

First Floor Landing

Loft access. Coving to the ceiling.

Bedroom One

12'5 x 12'0 (3.78m x 3.66m)

UPVC double glazed window to the front elevation.
Coving to the ceiling. Radiator. Two built in double wardrobes. Laminate flooring.

En-Suite

UPVC double glazed window to the front elevation.
Modern suite comprising of a shower enclosure with a wall mounted shower and rainfall shower head. Vanity wash hand basin and recessed W/C.
Recessed ceiling down lighters. Partly tiled walls. Chrome heated towel rail. Tiled flooring.

Bedroom Two

15'8 x 9'0 (4.78m x 2.74m)

UPVC double glazed window to the front elevation.
Coving to the ceiling. Radiator. Laminate flooring.

Bedroom Three

9'11 x 9'4 (3.02m x 2.84m)

UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator. laminate flooring.

Bedroom Four

9'0 x 8'6 (2.74m x 2.59m)

UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator. Two fitted desks. Laminate flooring.

Bathroom

UPVC double glazed window to the rear elevation.

A Modern fitted suite comprising of a P shaped panelled bath with a wall mounted shower, and rainfall shower head. Vanity wash hand basin with a recessed W/C. Recessed ceiling down lighters. Partly tiled walls. Chrome heated ladder towel rail. Tiled flooring.

Exterior

To the front there is a small lawned garden with a tarmac driveway to the side providing off road parking, leading to a detached garage and carport. To the rear there is a paved patio area with an enclosed lawned garden, leading to a timber shed and workshop.

Garage

18'8 x 9'2 (5.69m x 2.79m)

Electric roller door. Entrance door and window to the side. Power and lighting.

Workshop

12'5 x 9'2 (3.78m x 2.79m)

Benches. Power and lighting.

Additional Information

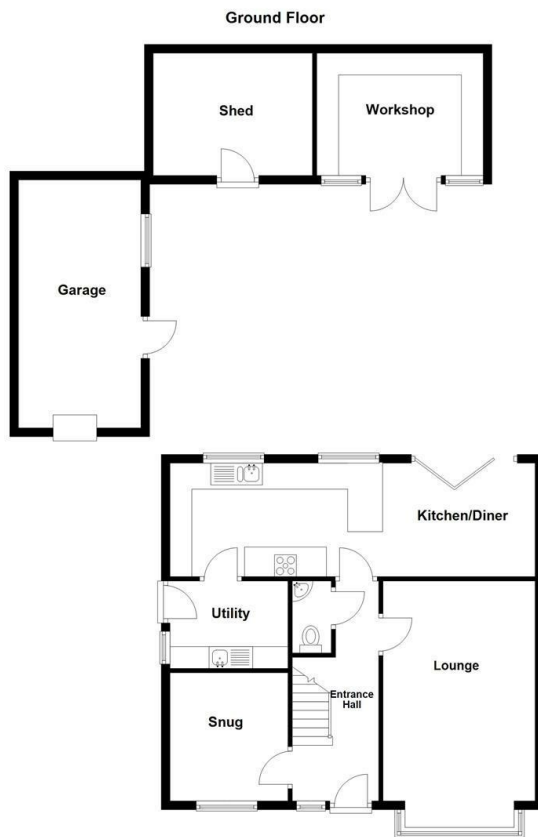
The property is Freehold and Council tax band E.

PROPERTY SIZE: APPROX 1431 square feet / 133 square metres.

Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391



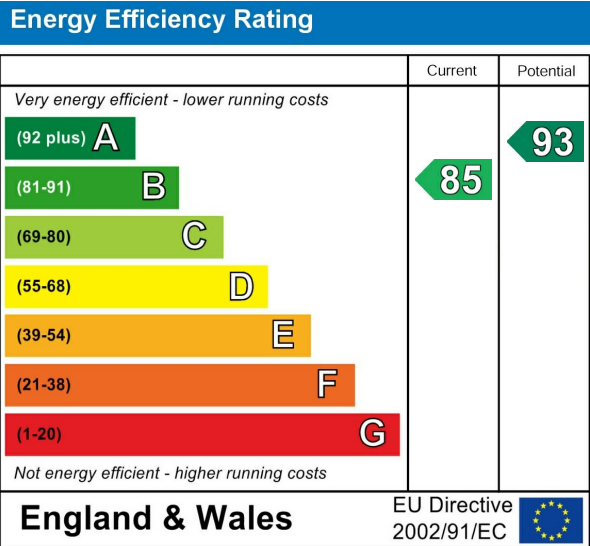
Road Map



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.