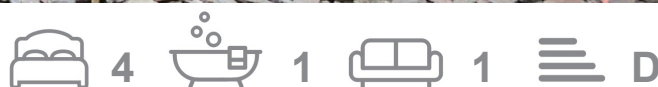




9 Wrexham Close

Biddulph, ST8 6RZ

Price £349,950



Carters are delighted to welcome to the market this immaculate and stunning detached family home, offering a perfect combination of comfort and spacious living. The property is also in a great location close to good schools and local amenities making it an ideal choice for families seeking space and convenience.

Upon entering, you are welcomed into the entrance porch with access to the ground floor W/C. The bright and airy lounge, featuring a charming log burner that creates a warm and inviting atmosphere, perfect for cosy evenings. The spacious kitchen/diner is a true highlight, equipped with contemporary fittings and bi-fold doors that seamlessly connect the indoor space to the outdoor patio area, ideal for entertaining or enjoying al fresco dining during the warmer months. In addition to the kitchen, the property features a utility room, providing extra storage and functionality. The orangery adds a touch of elegance and serves as a delightful space to relax and enjoy the surrounding views. Heading up the stairs you will find four good size bedrooms and a family bathroom to enjoy.

The outdoor space is equally impressive, with ample off-road parking for up to four vehicles and a garage at the front, ensuring convenience for the whole family. The garden offers a great area for children to play, relaxing with guests, or for gardening enthusiasts to cultivate their green thumb.

This delightful home in Biddulph is not just a property; it is a lifestyle choice, offering a peaceful retreat while being close to local amenities and transport links. With its spacious layout and modern features, this detached house is a must-see for anyone looking to settle in the Staffordshire Moorlands.

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Entrance Porch

Composite double glazed entrance door to the front elevation.
Radiator. Wood flooring.

W/C

UPVC double glazed window to the front elevation.
Vanity wash hand basin. Mid level W/C. Partially tiled walls. Radiator. Tiled flooring.

Lounge

16'11 x 11'0 (5.16m x 3.35m)
UPVC double glazed window to the front elevation.
Multi fuel burner with a slate hearth and wooden mantle. Coving to the ceiling. Feature wall panelling. Radiator. Television point. Stairs to the first floor. Wooden flooring.

Orangery

10'9 x 9'2 (3.28m x 2.79m)
UPVC double glazed windows to the side and rear elevation. UPVC double glazed patio door to the side elevation. Sky lantern. Recessed ceiling down lighters. Radiator. Wooden flooring with under floor heating.

Kitchen/Diner

25'3 x 9'4 (7.70m x 2.84m)
Double glazed bi folding doors to the rear elevation.
A selection of modern fitted high gloss wall, drawer and base units. Solid wood work surfaces incorporating a sink with a single drainer and mixer tap. Built in electric microwave oven and oven. Electric induction four ring hob. Featured Extractor hood. Built in dish washer. Recessed ceiling down lighters. Coving to the ceiling. Partially tiled walls. Radiators. Island with storage below. Wooden flooring with under floor heating.

Utility

8'6 x 5'0 (2.59m x 1.52m)
UPVC entrance door to the side elevation. Work surfaces with base units. Space and plumbing for a washing machine and dryer. Recessed ceiling down lighters. Radiator. Wood effect tiled flooring.

First Floor Landing

Loft access.

Bedroom One

13'11 x 9'11 (4.24m x 3.02m)
UPVC double glazed window to the front elevation.
Coving to the ceiling. Built in wardrobe. Radiator.

Bedroom Two

12'10 x 8'4 (3.91m x 2.54m)
UPVC double glazed window to the front elevation.
Built in wardrobe. Coving to the ceiling. Radiator.

Bedroom Three

9'7 x 8'4 (2.92m x 2.54m)
UPVC double glazed window to the rear elevation.
Built in wardrobe. Radiator.

Bedroom Four

8'3 x 8'3 (2.51m x 2.51m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator.

Bathroom

UPVC double glazed window to the rear elevation.
Fitted suite comprising of a panelled bath with shower above. Vanity wash hand basin. Low level W/C. Recessed ceiling down lighters. Partially tiled walls. Heated towel rail. Vinyl flooring.

Exterior

To the front there is a block paved driveway providing off road parking, leading to an integral garage. There is a small slate garden with a selection of plants and shrubs. The rear is tiered and spacious with a pretty Indian stone patio area, lawned garden with a further gravel patio area and workshop/shed.

Garage

13'0 x 7'11 (3.96m x 2.41m)
Up and over door. Power and lighting.

Additional Information

Freehold. Council tax band D.

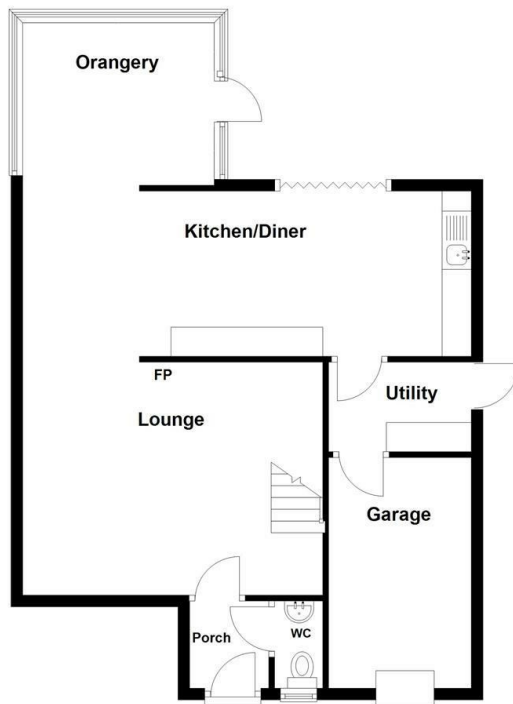
PROPERTY SIZE: APPROX: 1184 square feet / 110 square metres.

Disclaimer

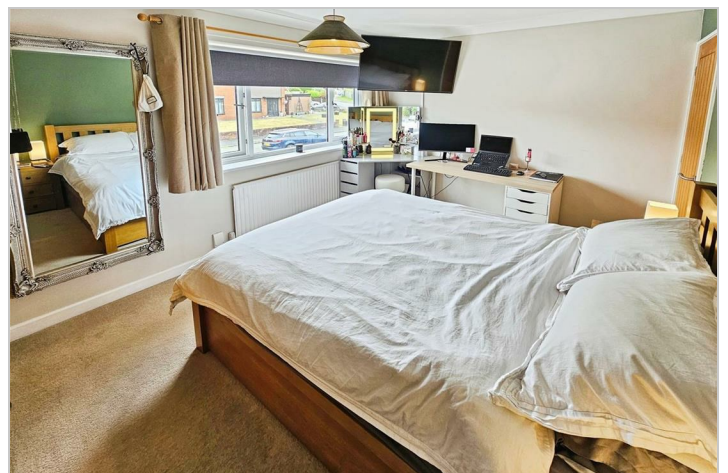
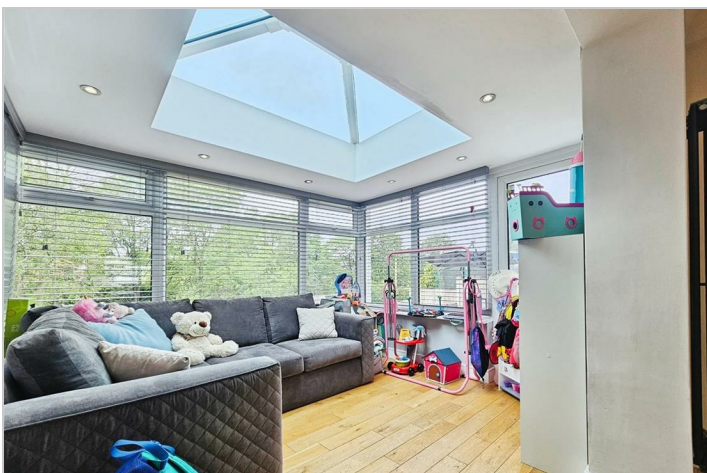
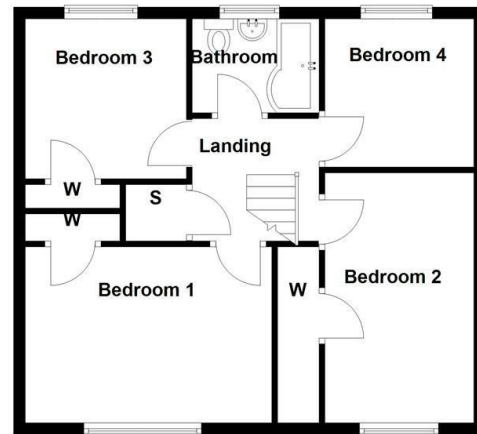
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Ground Floor



First Floor



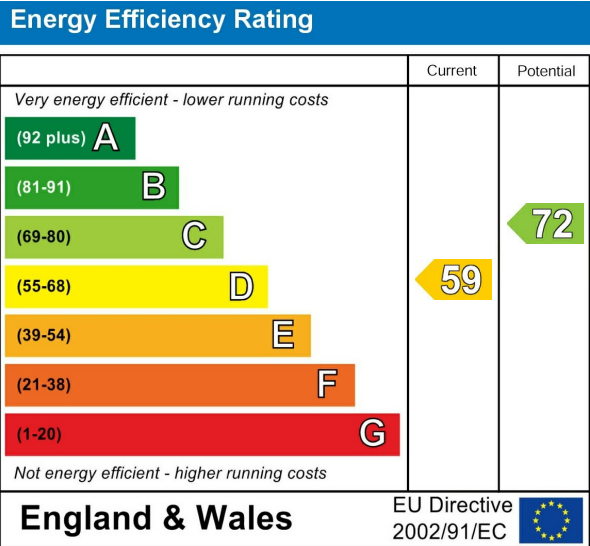
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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