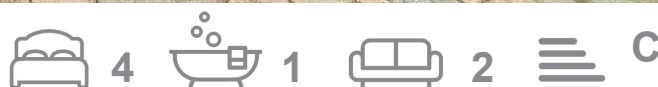




36 Sawyer Drive

Biddulph, ST8 6SU

Price £325,000



Carters are pleased to welcome to the market this beautiful detached family home offering a perfect combination of comfort and convenience.

On entering you are welcomed into the entrance hall with stairs to the first floor. The property boasts two spacious reception rooms, including a delightful lounge and a sun room that fills the space with natural light, creating an ideal setting for relaxation and family gatherings.

The heart of the home is the well-appointed kitchen/diner, which provides ample space for culinary adventures and family meals. Additionally, the ground floor features a convenient W/C, enhancing the practicality of the living space. This residence comprises four generously sized bedrooms, perfect for accommodating a growing family or providing guests with a comfortable retreat. The family bathroom is thoughtfully designed to cater to the needs of the household.

Outside, the property excels with off-road parking for up to five vehicles, ensuring that parking is never a concern. A garage adds further convenience, while the gardens offer a lovely outdoor space for children to play or for hosting summer barbecues. The property benefits from a single solar panel used for the hot water system.

Importantly, this property is offered with no upward chain, making it an attractive option for those looking to move in with minimal delay. This delightful home in Biddulph is not to be missed, providing a wonderful opportunity for family living in a sought-after location.

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Entrance Hall

UPVC double glazed entrance door to the front elevation.
Coving to the ceiling. Radiator. Stairs to the first floor with under-stairs storage and additional walk in store cupboard/boiler room.

W/C

UPVC double glazed window to the front elevation.
Recessed wash hand basin with storage cupboard below. Partially tiled walls. Chrome heated ladder towel rail. Wood effect tiled flooring.

Lounge

15'5 x 11'9 (4.70m x 3.58m)
UPVC double glazed bay window to the front elevation.
Recessed ceiling. Coving to the ceiling. Radiator. Television point. Wooden flooring.

Kitchen/Diner

15'5 x 10'10 (4.70m x 3.30m)
UPVC double glazed bay window to the front elevation plus UPVC double glazed window to the rear elevation. UPVC double glazed door to the side elevation.
A selection of wooden wall, drawer and base units. Work surfaces incorporating inset a one and a half ceramic sink with a single drainer and mixer tap. Built in double fan/conventional electric ovens. Five ring gas hob to island with storage cupboard under and ceiling mounted extractor hood. Integrated dishwasher. Space and plumbing for a washing machine. Recessed ceiling down lighters. Partially tiled walls. Radiator. Island with storage below. Plinth heating. Tiled natural slate flooring.

Sun Room

10'0 x 9'9 (3.05m x 2.97m)
UPVC double glazed sliding patio doors to the rear elevation. UPVC double glazed window to the side elevation.
Coving to the ceiling. Radiator. Wooden flooring.

First Floor Landing

UPVC double glazed window to the rear elevation.
Coving to the ceiling. Loft access which is partially boarded.

Bedroom One

15'8 x 12'1 (4.78m x 3.68m)
UPVC double glazed window to the front elevation.
Fitted wardrobes with a large three drawer chest and two smaller three drawer bedside chests with integrated double sockets. Coving to the ceiling. Radiator.

Bedroom Two

10'6 x 9'11 (3.20m x 3.02m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator.

Bedroom Three

9'0 x 8'6 (2.74m x 2.59m)
UPVC double glazed window to the front elevation.
Built in wardrobe. Radiator. Laminate flooring.

Bedroom Four

9'0 x 6'9 (2.74m x 2.06m)
UPVC double glazed window to the rear elevation.
Built in wardrobe. Radiator. Laminate flooring.

Bathroom

UPVC double glazed window to the front elevation.
Modern fitted suite comprising of a P shaped bath with a shower above. Vanity wash hand basin. Recessed W/C. Tiled walls. Heated ladder towel rail. Wall mounted cupboard with concealed shaver point. Built in storage cupboard. Vinyl flooring.

Exterior

To the front there is a blocked paved driveway which extends to the side providing ample off road parking, and a pretty landscaped garden with mature plant and shrub borders. The rear is private and

enclosed with a paved patio area, lawned garden with a selection of flower borders, shed and green house. Outside tap.

Garage

19'5 x 8'0 (5.92m x 2.44m)
Electric roller door. Power and lighting.

Additional Information

Freehold. Council Tax Band D.

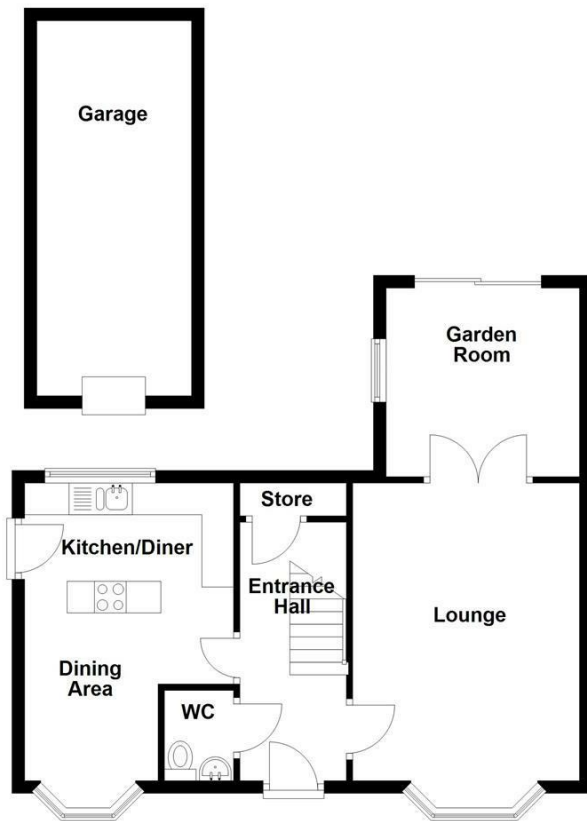
PROPERTY SIZE: APPROX: 1140 square feet / 106 square metres.

Disclaimer

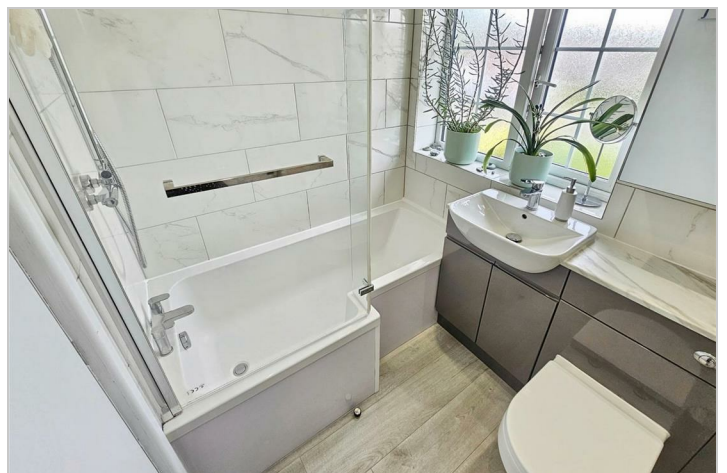
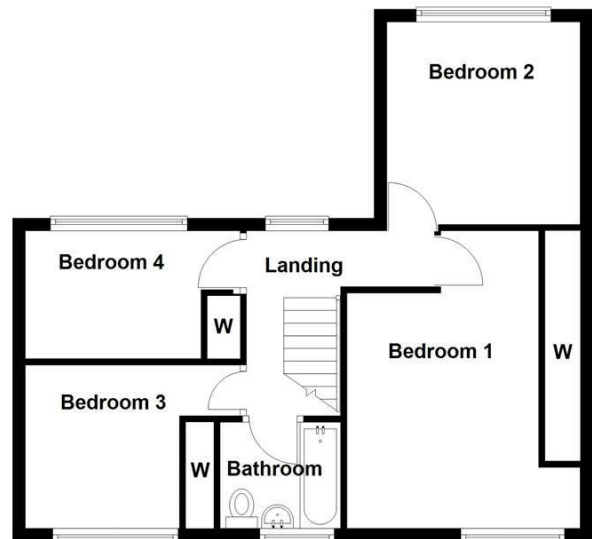
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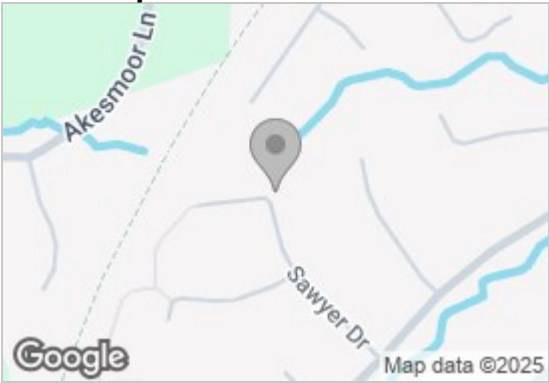
Ground Floor



First Floor



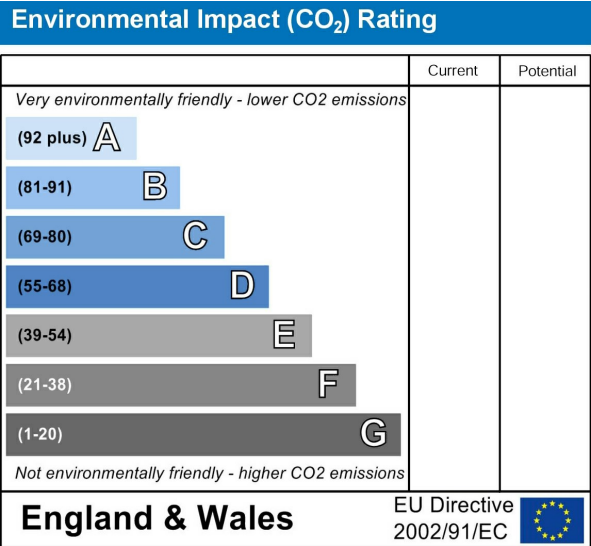
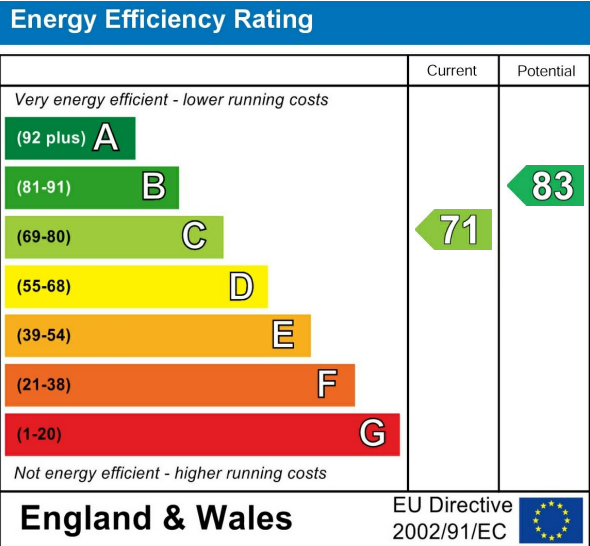
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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