



6 SANDYFIELD COURT, BIDDULPH, ST8 6BQ

£425,000



STEPHENSON BROWNE

Built by the well-respected 'Humphries Builders', Stephenson Browne are delighted to bring to the market this immaculate four bed detached family home boasting many selling features throughout.

Situated on a quiet residential cul-de-sac down a private road of only a few houses, this property is set in a popular location with Biddulph Valley Way walk on your doorstep as well as Biddulph Grange only a mile away. There is also a park down the road and stunning surrounding views. The other huge benefit of this properties location is being within walking distance of Biddulph Town Centre with plenty of local shops and amenities including the Leisure Centre close by.

Providing spacious accommodation throughout including a spectacular open plan living/dining/kitchen area with high quality fitted kitchen, feature log burning fire and bi-folding doors to the rear, the ground floor also comprises of living room with feature fireplace, utility room, WC, porch, entrance hall and garage.

To the first floor are four great sized bedrooms, the master bedroom being an exceptional size, benefitting from fitted wardrobes and en suite, and modern fitted family bathroom

Externally, to the front of the property is a tarmac'd driveway providing ample off road parking, alongside a well maintained laid to lawn front garden. The private, south facing rear garden is a fantastic size, mainly laid to lawn with a paved patio area and surrounded by beautifully maintained shrubs, beds and hedges. Also benefitting from a large insulated timber summer house with power, light and double glazed windows, ideal for a variety of uses.

Don't miss the opportunity to view this outstanding home!



Porch

Brick built porch, external entrance door, carpet flooring, wall light fitting, space to house coats and shoes.

Entrance Hall

Providing access to ground floor accommodation and stair access to first floor accommodation, thick oak wooden flooring, entrance matting, two ceiling light fittings, central heating radiator, power point.

Living/Dining/Kitchen

32'10" x 9'3"
Fitted hand built 'U' shape country style breakfast kitchen comprising wall and base units with work surface over, a range of high range appliances, ceramic inset sink with mixer tap inset into a beautiful double glazed bay window to the front elevation, Toledo range cooker with extractor over, houses the boiler, space for a large American fridge freezer, integrated dishwasher, ample work space for appliances, ample power points, Quarry tiled flooring, ceiling spotlights, under unit downlighters, two ceiling light fittings over breakfast bar. The dining and family area comprises ceiling spotlights, carpet flooring with Quarry tiles underneath, two modern vertical central heating radiator, feature log burning stove, UPVC double glazed bifold doors to the rear elevation, ample power points.

Lounge

15'5" x 12'2"
UPVC double glazed window to the rear elevation, ceiling light fitting, modern vertical central heating radiator, carpet flooring, ample power points.

Utility Room

7'7" x 5'1"
Wooden base work surface, space and plumbing for washing machine and dryer, inset sink with single drainer and mixer tap, fitted shelving, central heating radiator, side external access door, ceiling light fitting, pulley clothes airer, quarry tiled flooring, ample power points, giving access into the downstairs WC.



WC

Two piece ceramic toilet with sink on top, central heating radiator, wall light fitting, quarry tiled flooring.

Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, loft access, loft is partially boarded with pull down ladders and light, power point.

Master Bedroom

18'4" x 12'11"

UPVC double glazed window to the front elevation with shutters, ceiling light fitting, carpet flooring, central heating radiator, ample power points, direct access into the en suite, underfloor heating thermostat for en suite.

En Suite

6'2" x 5'0"

Three piece white suite comprising low level WC, hand wash basin with mixer taps, walk in electric shower with removable shower head, half tiled walls throughout and tiled flooring, central heating radiator, fitted mirrored cabinet, fitted towel rail, under floor heating, UPVC double glazed window to the front elevation.

Bedroom Two

16'2" x 8'8"

UPVC double glazed window to the front elevation with shutters, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

Bedroom Three

12'2" x 9'4"

UPVC double glazed window to the rear elevation with shutters, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

Bedroom Four

11'6" x 8'7"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.



Bathroom

7'0" x 5'7"

Modern suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap and mains shower above, tiled splash back with inset shelf, glass screen shower door, tiled flooring, fitted mirrored cabinet, heated towel rail, ceiling spotlights, UPVC double glazed window to the rear elevation with shutters.

Garage

Great for storage or additional parking, power and light.

Summer House / Office

15'8" x 9'1"

Fitted with power and electric, fully insulated, ceiling light fitting, wood effect flooring, power points, can be used as an at home office space.

Externally

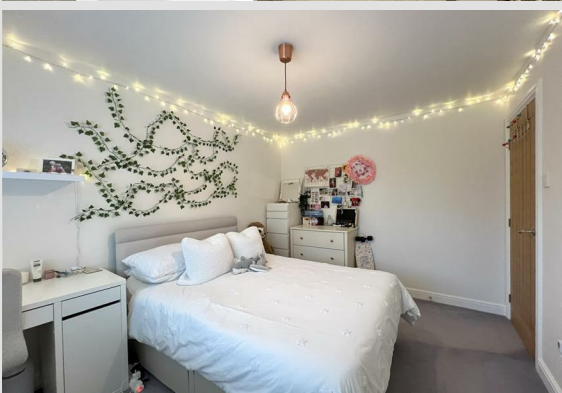
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Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

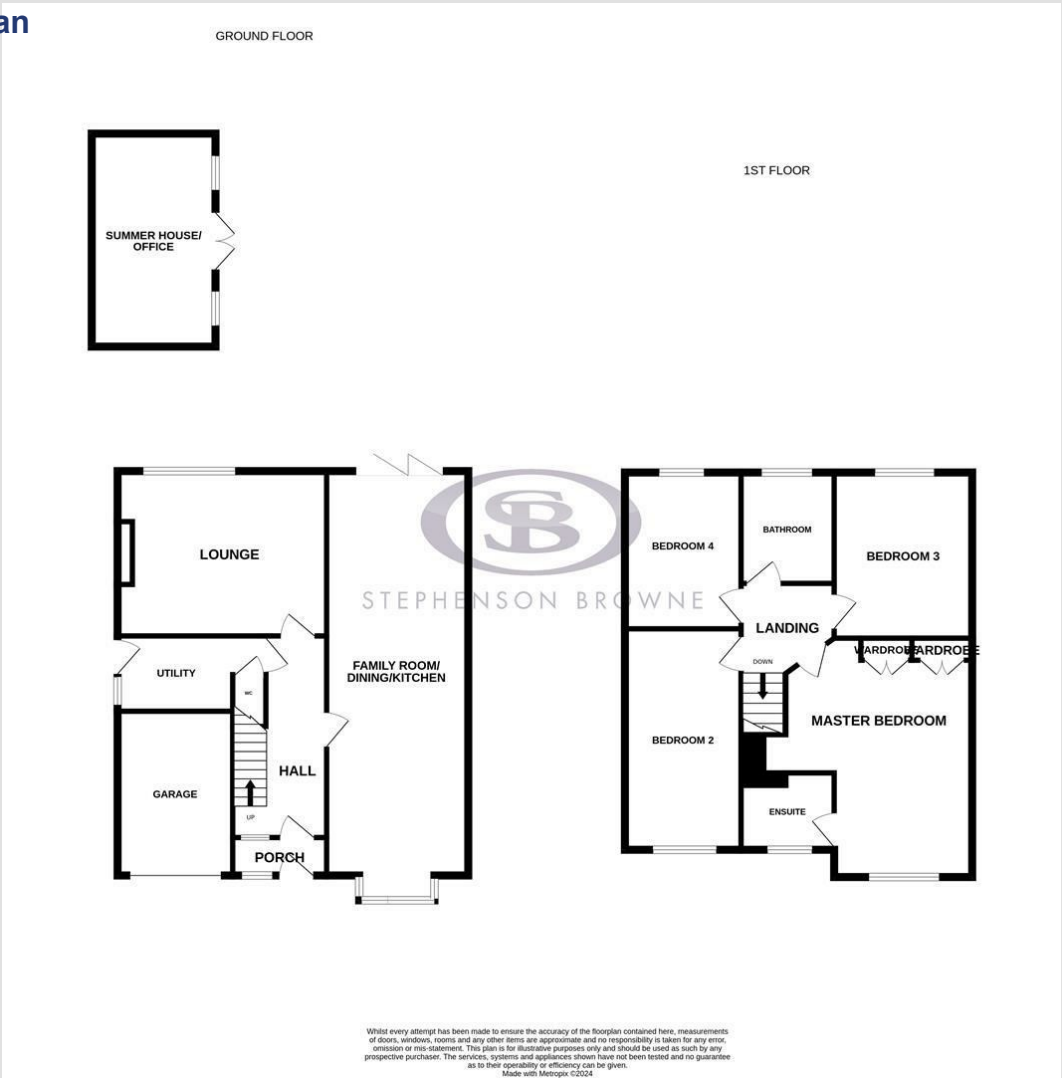
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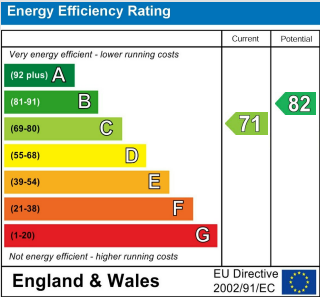
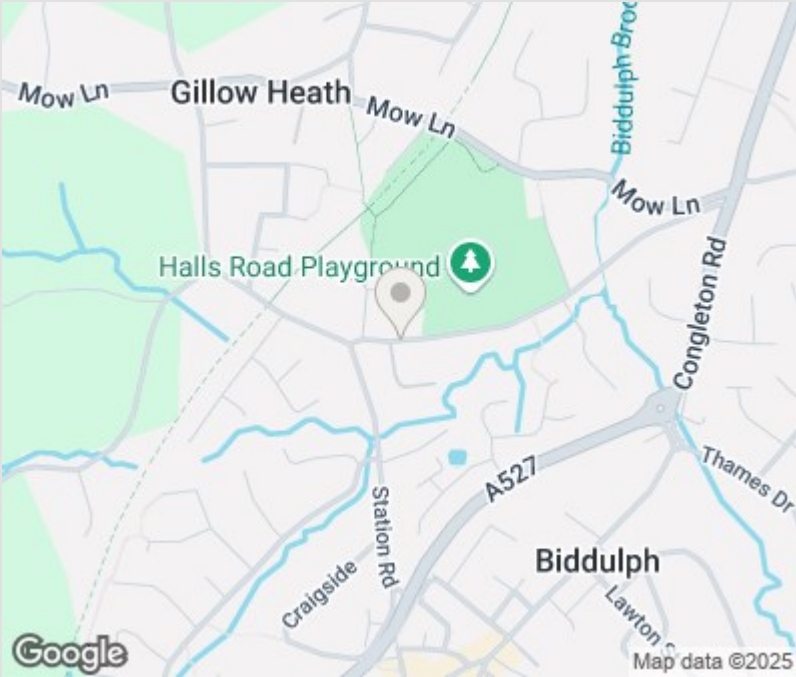




Floor Plan



Area Map



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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