

24 Geneva Way, Biddulph, Stoke-On-Trent, ST8 7FE
Offers in the region of £434,950



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Council Tax Band: E

Welcome to this stunning modern five-bedroom detached family home located on Geneva Way in a sought-after area of Biddulph, Staffordshire Moorlands. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with the family. With five bedrooms and three bathrooms, there is ample space for a growing family or those who enjoy having guests over.

One of the highlights of this property is its prime location on a spacious corner plot overlooking the green, providing a peaceful and picturesque setting. The property also offers parking for up to three vehicles, ensuring convenience for you and your guests.

This home is ideal for families as it is located close to well-regarded schools and a leisure centre, offering plenty of activities for both children and adults. Additionally, two of the bedrooms feature en-suites, adding a touch of luxury and convenience to your daily routine.

Don't miss out on the opportunity to own this beautiful detached home in a desirable location. Book a viewing today and envision the life you could create in this wonderful property on Geneva Way.

Ground Floor

Hallway

5'2" x 11'7"

upvc door to front elevation, centre light point, radiator

Cloakroom/WC

4'8" x 3'8"

Window to side elevation, low level wc, pedestal wash hand basin.

Living Room

14'11" x 15'4"

Bay window to front elevation, centre light point x2, radiator x2

Office

9'10" x 7'8"

Window to front elevation, centre light point, radiator

Dining Room

10'0" x 12'2"

Window to rear elevation, centre light point, radiator

Breakfast Kitchen

20'6" x 11'11"

Window and french doors to rear elevation, white modern base and eye level units with wooden style work surfaces incorporating hob, two ovens, fridge, freezer, metal 1 1/4 stainless steel sink with mixer tap, down lights, radiator, dishwasher

Utility

10'2" x 5'3"

Door to side elevation, white modern base and eye level units with wooden style work surfaces, metal sink and drainer

First Floor

Landing

11'0" x 3'1"

Centre light point, loft access.

Master Suite

12'10" x 11'4"

Window to front elevation x2, centre light point, radiators x2, double built-in wardrobe

Ensuite

4'3" x 6'9"

Window to side elevation, pedestal wash hand basin, low level wc., shower cubicle with mixer shower, downlights, towel radiator

Bedroom Two

10'2" x 12'4"

Window to rear elevation, centre light point, radiator

Ensuite

4'4" x 6'9"

Pedestal wash hand basin, low level wc, shower cubicle with mixer shower, down light, towel radiator

Bedroom Three

10'0" x 9'0"

Window to rear elevation, centre light point, radiator.

Bedroom Four

10'2" x 8'11"

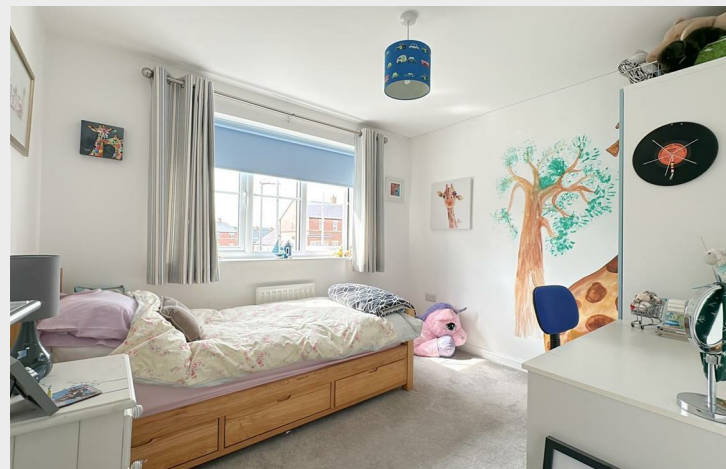
Window to rear elevation, centre light point, radiator

Bedroom Five

10'7" x 7'11"

Window to front elevation, centre light point, radiator





Family Bathroom

5'6" x 6'11"

Window to side elevation, pedestal sink, low level wc, paneled bath, down lights, towel radiator

Exterior

landscaped garden to front elevation with drive way providing access and off road parking to single garage.

The rear garden consists of paved stone patio area, and lawned garden, with side access and access into the detached single garage



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Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	