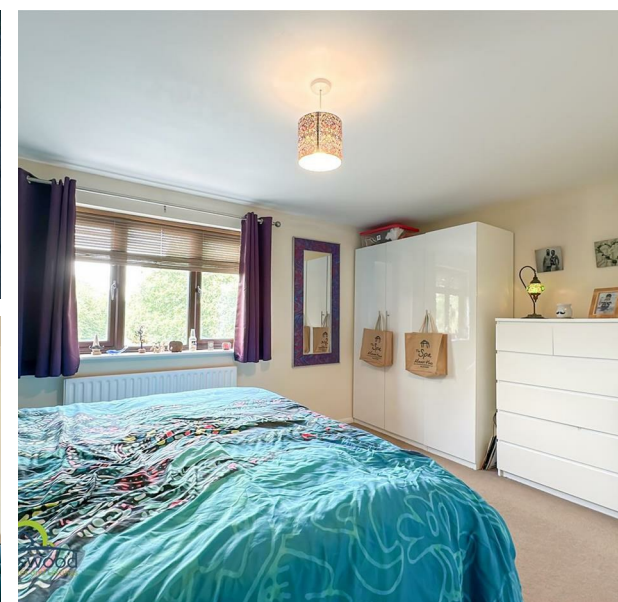


1 Plover Drive, Biddulph, ST8 7UJ
Price £399,950



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Council Tax Band: E

Let us introduce you to this unique opportunity to own this spacious detached family home located on Plover Drive in this very desirable area of Biddulph. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Built in 1997, this property offers a generous 1,421 sq ft of living space, providing a comfortable and cosy atmosphere for you to call home. Situated on a spacious corner plot, the house features gardens on all four aspects.

Conveniently located just a short drive away from Biddulph Town Centre, you'll have easy access to a range of amenities including shops, restaurants, and schools. The ample off-road parking is ideal for those with multiple vehicles, ensuring you never have to worry about finding a parking space for the not so little one's.

One of the highlights of this property is the spacious orangery, which features French doors leading out to the rear garden. This bright and airy space is perfect for enjoying your morning coffee or hosting gatherings with friends and family.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.

Ground Floor

Hallway

12'7" x 4'4"

Door to front elevation, wood style flooring, centre light point, panel radiator, stairs to first floor.

W.C

5'1" x 3'3"

White suite comprising low level w.c and wall mounted wash hand basin with splash back, ceramic style flooring, centre light point, extractor, heated towel rail.

Cloakroom

2'5" x 4'8"

Window to front elevation, centre light point.

Living Room

14'5" x 12'11"

Bay window to front elevation, gas fire in surround, wooden style flooring, down lights, panel radiator.

Dining Room

9'0" x 10'9"

Woodern style flooring, down lighters, panel radiator.

Orangery

16'5" x 10'6"

Windows x 4 to rear aspects, roof lights x 4, french doors to side elevation, down lights, panel radiator.

Kitchen

10'10" x 10'4"

Window to rear elevation, range of modern oak base and eye level units with granite effect works surface, integral double oven, hob extractor and stainless steel sink unit, mixer tap and dish washer. Ceramic style floor, down lights, panel radiator.

Utility

5'6" x 8'6"

Window and door to rear elevation, Range of modern oak base and eye level units with granite effect

works surface, with stainless steel sink unit with mixer tap, ceramic style flooring, down lights, panel radiator.

Garage

17'9" x 8'9"

Single up and over door, strip light, wall mounted gas combination boiler.

First Floor

Landing

3'2" x 9'1"

Centre lights x 2, loft access.

Master Bedroom

12'0" x 14'0"

Window to rear elevation, centre light point, radiator.

En-suite

3'6" x 8'1"

Window to side elevation, white suite comprising low level w.c, pedestal wash basin, and shower cubicle, fully tiled, down lights, heated towel rail. ceramic style flooring.

Bedroom Two

20'7" x 8'7"

Window to both front and rear elevations, centre light, radiator, built in storage.

Bedroom Three

8'11" x 11'3"

Window to front elevation, centre light, radiator.

Bedroom Four

8'5" x 7'3"

Window to rear elevation, centre light point, radiator.

Bathroom

11'11" x 5'10"

Window to front elevation, white suite comprising low level w.c, pedestal wash hand basin and spacious bath. ceramic style flooring, down lights, heated towel rail, storage cupboard.





Exterior

Front Garden

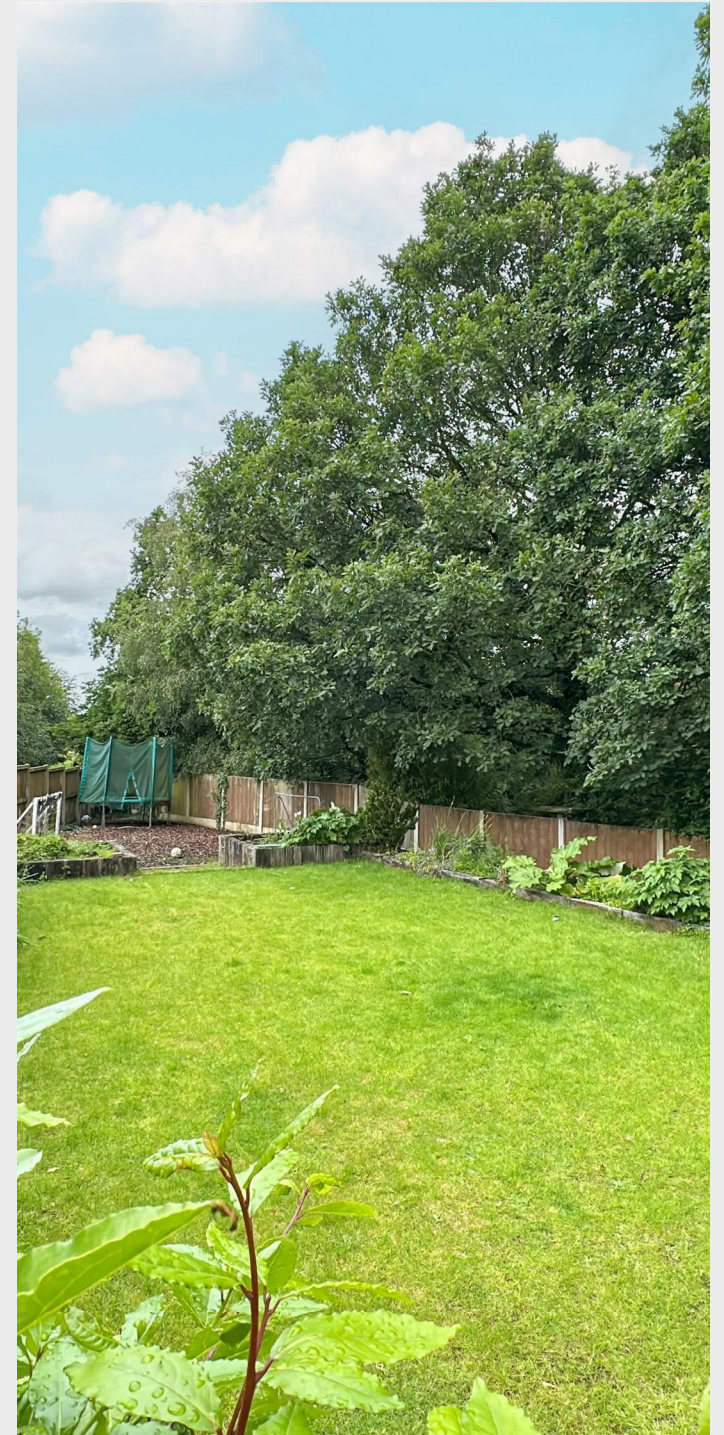
Block paved driveway providing off road parking for a number of cars and access to the single integral garage. There are also gardens laid to lawn with hedge and mature tree borders.

Rear garden

Block paved area leading to mature garden area laid to lawn with bark cover children's play area and path.

Side gardens

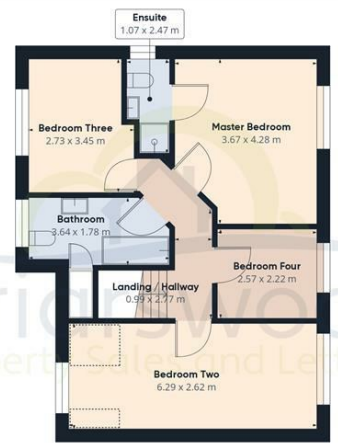
There is a small ornamental garden with linked ponds and stone paved patio under a gazebo. On the opposite side there's a paved area leading to garden shed.



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Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	