



|., 43 Fairfax Close, Biddulph, Stoke-On-Trent, Staffordshire, ST8 6ER

Offers Over £265,000

- Extended open-plan kitchen/living/dining space
- Central kitchen island with oak worktop & contrasting gloss cabinetry
- Bifold doors & Velux skylights for abundant natural light
- Cosy lounge area with wood-burning stove
- Versatile second reception room / potential fourth bedroom
- Utility & separate ground floor cloakroom
- Three double bedrooms with built-in wardrobes
- Master with stylish en suite + modern family bathroom
- Beautiful Landscaped low maintenance rear garden with covered pergola
- Desirable location within close proximity to Biddulph town

43 Fairfax Close, Stoke-On-Trent ST8 6ER

Whittaker & Biggs are delighted to present this exceptional extended family home, occupying a desirable position within Fairfax Close, conveniently located for easy access to Biddulph town centre and its array of amenities.

This beautifully presented property offers generous, flexible accommodation, thoughtfully extended to suit modern family living. At the heart of the home is a stunning open-plan living and dining kitchen, finished to an impeccable standard. The kitchen area boasts sleek white gloss cabinetry with statement tiling enhanced by a contrasting kitchen island with seating & complimentary oak worktop and statement providing an impressive yet functional space, perfect for family living & entertaining.



Council Tax Band: B



Lounge

9'8" x 10'1"

Having a UPVC double glazed window to the front aspect. Radiator. Wood effect Laminate flooring.

Opening seamlessly into the open plan extended living and dining kitchen.

Kitchen

Kitchen having a bank of white on trend gloss units with integrated fridge freezer. Concealed Boiler (installed 2022) Space for a double width cooker with fitted extractor over, under cupboard lighting. Contrasting central island having incorporating storage & solid oak works surface over & integral dishwasher.

Inset ceramic sink with copper flexi mixer tap.

Living area wood burning stove. Tiled hearth & inset. Coving. Twin Velux.

Understairs storage. TV point.

Extended Open Plan Living & Dinning Kitchen

17'2" x 20'7"

Combined living and dining area with bifold doors leading seamlessly out onto the rear gardens. Twin Velux skylights to partially vaulted ceiling.

Kitchen having range of white gloss on trend units with integrated fridge freezer. Concealed Boiler (installed 2022) Space for a double width cooker with fitted extractor over, under cupboard lighting. Contrasting central island having incorporating storage & solid oak works surface over & integral dishwasher. Inset ceramic sink with copper flexi mixer tap. Under stairs storage.

Ground Floor Cloaks

Having wash hand basin & W.C.. Extractor fan.

Playroom/Bedroom Four

15'5" x 8'2" m max.

A versatile room ideal as an office, separate lounge or ground floor bedroom. Upvc window to the front aspect. Radiator. Wood wash effect flooring.

Utility

Having fitted work surface, plumbing for washing machine. Space for tumble dryer.

First Floor Landing

Having access to loft space, recess LED lighting to ceiling.

Master Suite

16'3" x 9'8"

Having a UPVC double glaze window to the front aspect, radiator. Built in triple wardrobes with sliding doors having hanging and shelving. Part panelled walls.

High-level TV point.

Door through to ensuite shower room.

Ensuite Shower Room

5'8" x 6'1"

Having a walk in shower cubicle with fixed glazed shower screen with low profile shower tray and thermostatically controlled dual shower with fixed rainfall chrome showerhead and separate attachment. Vanity wash hand basin

with mixer tap and storage below, WC with concealed system. UPVC double glazed obscure window to the rear aspect, shaver point, extractor fan. Traditional style radiator with chrome towel warmer, part tiled walls, Laura Ashley floor tiles.

Family Bathroom

6'9" x 6'1"

Having a UPVC double glazed window to the rear aspect. White suite comprising of panelled bath, pedestal wash hand basin and low-level WC. Radiator, half tiled walls, vinyl flooring, extractor fan.

Bedroom Two

9'10" into wardrobe by 12'7"

Having a UPVC double glazed window to the front aspect, radiator, triple built-in wardrobe with sliding doors having hanging rail and shelving.

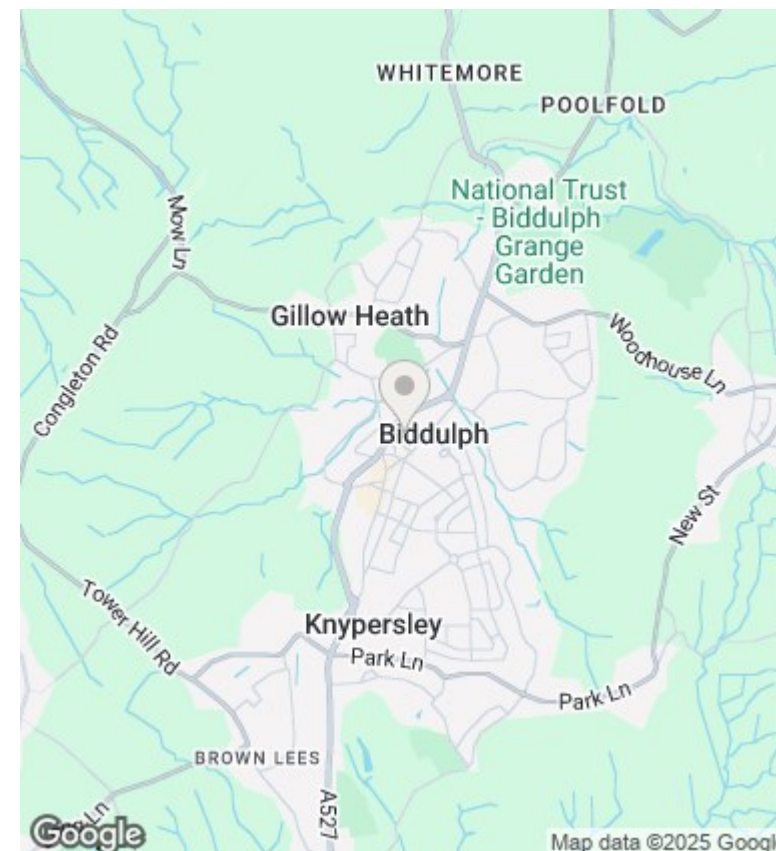
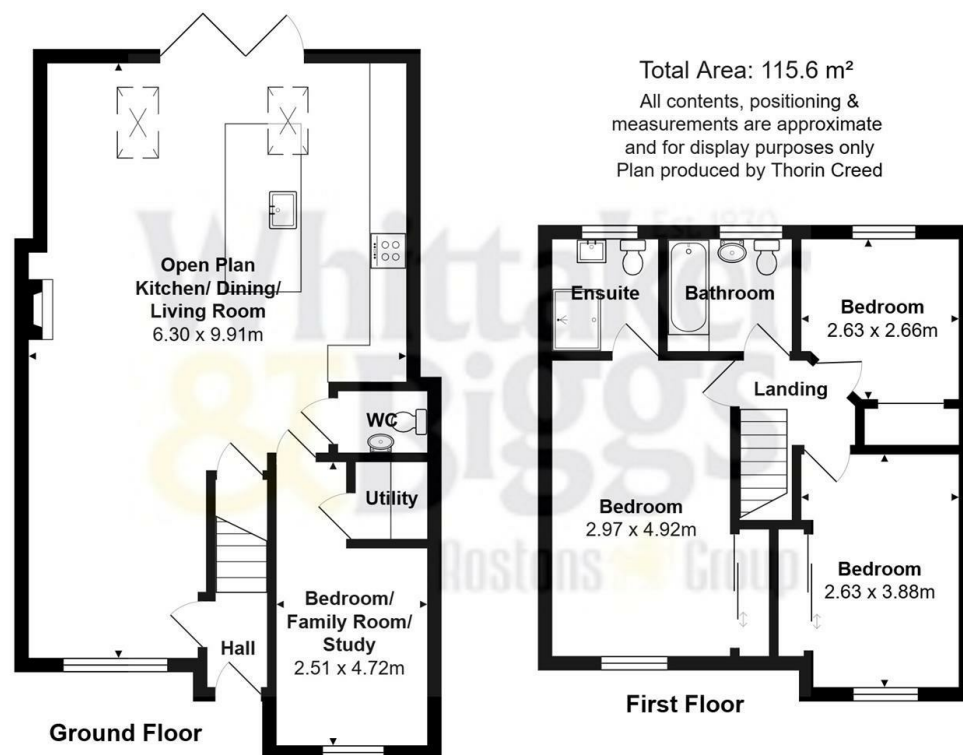
Bedroom Three

11'3" into wardrobe by 8'7"

Having a UPVC double glaze window to the rear aspect, radiator. Built in open wardrobe with hanging rail and shelving







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		