



Grange Park Drive, Biddulph, ST8 7XX.
£320,000

Whittaker Est. 1930
& Biggs

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Located in what has to be one of Biddulph's most prestigious locations, St James Court offers a lifestyle property located within a Clocktower courtyard development on the peripheral of Biddulph Grange Country Park, with National Trust grounds of Biddulph Grange as your neighbour.

This select Clocktower development provides a feeling of grandeur with its rich heritage, commanding views & architecture. The property although certainly not apparent from the front aspect, offers spacious accommodations including 3 double bedrooms, two reception rooms, refurbished ground floor cloaks & a spacious kitchen.

The master bedroom has a refurbished en-suite & views over the country park as does the third bedroom. The 2nd bedroom has vaulted ceilings with electric opening Velux windows in addition to the floor length dwarf windows. There's a spacious family bathroom which serves the remaining bedrooms. The lounge has full length French doors with access to the private gardens, which are of low maintenance & enjoy a good degree of privacy. There is gated rear access to private allocated parking which also allows access to the entrance of the country park, which is a stones throw away. Properties of this calibre are few within this prestigious location, all within picturesque surroundings that are delightful throughout every season.

Service charge details available on request.



Dining Room 11' 2" x 13' 7" (3.4m x 4.15m)

Hardwood double glazed window to the front aspect overlooking the courtyard with views over the clocktower, hardwood entrance door with glazed panelling. Radiator, oak style flooring, coving to ceiling, open stairs to the first floor landing.

Ground Floor Cloaks

Having a modern Roca suite comprising of wall mounted wash hand basin, low level WC. Fully tiled high gloss walls, chrome heated towel radiator, tiled floor, recessed LED lighting and extractor fan to ceiling.

Lounge 16' 8" x 11' 2" (5.07m x 3.41m)

Having hardwood double glazed French doors to the rear garden with full length glazed panels allowing uninterrupted views of the garden. Radiators, coving to ceiling, continuous oak effect laminate flooring. Feature solid stone fireplace with remote controlled gas fire, wall mount for TV.

Kitchen 11' 8" x 12' 10" (3.56m x 3.9m)

reducing to 2.91 m. Having a range of off-white base units with oak effect worksurface over incorporating a Franke black composite one and a half bowl single drainer sink unit, with mixer tap over. Integral four ring gas hob and extractor over, separate electric double combination oven and grill, plumbing for washing machine, space for tumble dryer. Space for tall standing fridge freezer, cupboard housing gas combination boiler, recessed LED lighting to ceiling, Bosch integral dishwasher, extractor fan. Hardwood double glazed window and door to the rear garden. Tiled effect cushion flooring, radiator.

First floor landing

Having access to loft space, radiator, oak affect laminate flooring.

Bathroom 5' 7" x 18' 5" (1.69m x 5.61m)

Comprising of panelled bath with antique style mixer, tap and shower, WC, pedestal, wash hand basin, part tiled walls, LED recessed lighting, radiator, extractor fan to ceiling. Airing cupboard with radiator and storage.

Bedroom One 15' 5" x 11' 1" (4.71m x 3.39m)

into wardrobe. Hardwood double Glazed window to the rear aspect having views over the garden and Biddulph Grange county park. Radiator, bank of built in wardrobes to side wall with ample hanging and shelving space. Wood effect laminate flooring. Door to ensuite shower room.

En-suite 4' 0" x 7' 10" (1.23m x 2.38m)

having a double width walk-in shower cubicle with sliding door, a dual shower with rainfall effect shower head and detachable shower, Roca wash hand basin set in white gloss, vanity storage unit, low-level WC. Tiled floor and walls. Recessed LED lighting & extractor fan to ceiling, chrome heated towel radiator.

Bedroom Two 11' 3" x 9' 1" (3.44m x 2.77m)

Having a vaulted ceiling with Velux electric opening windows, wood effect laminate flooring, radiator. hardwood dwarf windows to floor, recessed LED lighting to ceiling.

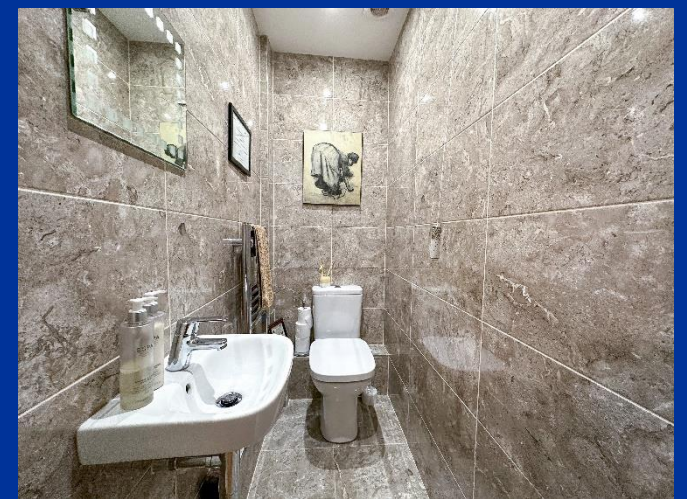
Bedroom Three 7' 0" x 11' 11" (2.14m x 3.63m)

Hardwood double glazed window to the rear aspect with views over the garden & Biddulph Grange Country Park. Radiator, laminate floor.

Externally

The property is located within a courtyard with a paved frontage. To the rear there is a generous sized fully enclosed rear garden of relatively low maintenance, with gated rear access to the private rear allocated parking. The rear also allows access to the Country Park which is a few hundred yards away.











Directions

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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