



Woodhall Road, Kidsgrove, ST7 4QY.
£325,000

Whittaker Est. 1930
& Biggs

Woodhall Road, Kidsgrove, ST7 4QY.

This four bedroom detached home has individual and extended accommodation to create an excellent size family home that has three bathrooms, three reception rooms, plus a breakfast kitchen.

The property has a two story extension to the rear to create four double bedrooms with two en-suite bathrooms, plus a luxurious family bathroom which has a feature bath and separate enclosed shower cubicle.

The ground floor accommodation is versatile with its spacious family lounge that adjoins the dining room via double timber glazed doors.

There's also an additional study/family room which could also be used as an alternative fifth bedroom, if required.

The kitchen is well equipped with oak style units & space for a small table and chairs complete with a range of high-end appliances.

From the kitchen there are UPVC double glazed patio doors that allow additional light as well as providing access to the private gardens.

The kitchen also has the benefit of a separate utility room which also gives access through to the integral garage.



The property is entered via a UPVC porch leading to the main hallway which also has a modern ground floor cloaks.

Worthy of particular mention has to be the master bedroom which is spacious inside with dual aspect windows. There is a concealed entrance to the en-suite bathroom via the built-in wardrobes which creates a seamless look to the bedroom. The en-suite bathroom has twin basins with illuminated mirrors and an enclosed shower cubicle.

You could be forgiven to think that the second bedroom is the master suite as it has an adjoining dressing area and also its own en-suite shower room.

The main family bathroom has a partially enclosed multi jet bath with insert led colour lighting to the ceiling aiding tranquility and relaxation. There is also a separate enclosed shower cubicle within the family bathroom.

Externally there is a double width driveway providing off-road parking whilst the rear has an attractive landscape garden which is fully enclosed and enjoy a good degree of privacy. There's a raised lawn area with an attractive feature pond, as well as an adjoining paved patio which is ideal for alfresco dining and entertaining.

This property is individual to others within its location due to its two story extension providing a spacious family home with versatile accommodation.

The property is well located for the amenities of Kidsgrove town centre which also has rail services. There is also open greenery nearby as well as good Road links to neighbouring towns of Alsager, Congleton & Biddulph.

Entrance Porch

Having a UPVC front entrance porch with windows to the front and side, UPVC double glazed front entrance door, and tiled floor. Timber part glazed door giving access to the hallway.

Hallway

Having tiled floor, radiator, under-stair door cupboard. Stairs to first floor landing.

Ground Floor Cloaks

Having a white WC with concealed system and countertop over modern vanity wash hand basin with pull out drawer storage. Extractor fan, tiled effect flooring, and radiator.

Kitchen 17' 10" x 10' 4" (5.44m x 3.15m)

Having range of oak effect wall mounted cupboards and base units with worksurface, incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap. Integral electric combination double oven and grill, Neff four ring gas hob, and extractor fan oven. Recess for an American style fridge freezer, inset wine rack, glazed display cabinets with inset lighting, integral Neff microwave oven. UPVC double glazed window to the rear aspect, Tile effect flooring, tiled splashback, UPVC double glazed French doors to the side aspect allowing access to the rear patio and gardens. Defined space for table and chairs, and radiator.



Utility room 5' 1" x 8' 9" (1.54m x 2.66m)

Having fitted base and wall mounted cupboards with work surface, a Franke single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, UPVC double glazed window to side aspect, and tiled effect flooring. Door to integral garage.

Garage 17' 8" x 8' 4" (5.39m x 2.53m)

Having electric light and power, fitted shelving and metal up and over door.

Dining Room 10' 4" x 8' 0" (3.15m x 2.45m)

Tiled effect flooring, radiator, part glazed double timber doors opening through to the lounge.

Study/ Family room 7' 7" x 10' 3" (2.32m x 3.13m)

Having a UPVC double glazed window to the rear aspect, radiator, recessed LED lighting to ceiling, and continuous effect laminate flooring.

First Floor Landing 9' 8" x 7' 11" (2.95m x 2.42m)

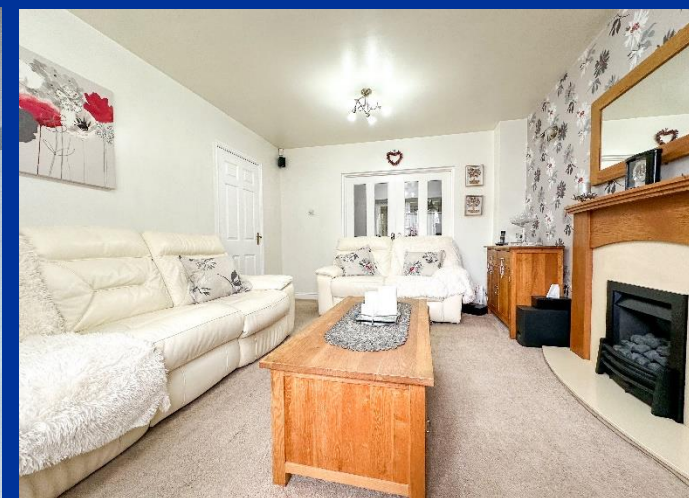
Having access to loft space and bedrooms. Please note that the loft space is partially boarded.

Family Bathroom 9' 9" x 6' 3" (2.98m x 1.9m)

Having a white suite comprising of a partially enclosed Jacuzzi style bath with multi jet and corner mixer tap having LED lighting to ceiling. Enclosed shower cubicle with electric shower, WC with concealed system with countertop wash hand basin set in vanity storage unit with countertop. Shaver point, chrome heated towel radiator, tiled effect laminate flooring, towels splashback, and extractor fan to ceiling.

Bedroom 1 14' 4" x 15' 7" (4.37m x 4.75m)

4.37 m extending to 4.75 m into alcove with built-in storage x 3.48 m plus wardrobes. Having UPVC double glazed windows to the front & side aspect. Radiators, built-in store cupboard to alcove, built-in wardrobes









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