



Biddulph Road, Chell, ST6 6TA.
£315,000

Whittaker ^{Est. 1930}
& Biggs

Biddulph Road, Chell, ST6 6TA.

This detached property has it all, four good sized bedrooms, spacious living accommodation and an open rear outlook, all within a non-estate location. The spec & attention to detail will ensure the lucky new purchasers secure a home that is not only incredibly stylish, but also functional. This traditional home has an extensive open plan lounge measuring an impressive 7.61m, which was formally two reception rooms. The double fronted bay windows exude light and are a nod to the property's era, whilst the feature modern fire and incorporating media wall create a modern style. There are many stand out features to this individual home and the open plan living & dining kitchen is certainly one of them! This popular design has been well planned with a refurbished statement kitchen, enhanced by quality integral appliances. The generous sized living and dining area creates the perfect environment for families and is also an excellent entertaining area. The twin patio doors allow additional light as well as immediate access onto the porcelain tiled patio, which is elevated to enjoy the open rear aspect, all whilst retaining complete privacy. The engineered oak and on trend brick slip feature wall, all allude to the no expense spared approach our vendors have adopted. Serving the kitchen is a useful laundry room. The traditional style hallway gives access to the galleried landing where you will discover the fantastic master bedroom with its impressive open rear aspect, emphasised by the Juliette balcony, where you can survey the gardens and adjoining the open aspect, as well as the far reaching horizon views, all of which are a welcomed addition and an impressive feature to this example family home. The master suite comes complete with a stylish en-suite shower room, which is extremely spacious in size, as is the modern family bathroom with its double width walk in shower cubicle and separate bath. The frontage allows plentiful off-road parking via the block paved driveway, which extends to the side of the property. The generous gardens have been landscaped with a modern style, including an extensive porcelain patio and adjoining artificial lawned garden all with incorporating timber sleeper feature borders and an additional stone patio to the head of the garden. The gardens enjoy a good degree of sun and privacy courtesy of the open rear aspect. Located close to local schools and amenities, as well as Chatterley Whitfield country park as well and Biddulph Valley walk way. There are also direct road links to neighbouring towns, Biddulph, Congleton & The Potteries.



Entrance Hall 15' 8" x 5' 11" (4.77m x 1.81m)

Having UPVC double glazed front entrance door with decorative stained glass panel, UPVC double glazed window to side aspect. Part panelled walls, engineered oak flooring, radiator, stairs to first floor landing. Under stairs store cupboard.

Utility Room 9' 9" x 5' 0" (2.97m x 1.52m)

Recently renovated utility room with fitted worksurface, having plumbing for washing machine and space for tumble dryer, vinyl patterned flooring, radiator, UPVC double glazed obscured window to side aspect and combi boiler.

Lounge 25' 0" x 13' 11" (7.61m x 4.25m)

into bay, extending to second bay 4.52. Having twin double glazed walk in bay windows to the front aspect, feature fireplace with exposed brick and timber mantle having a slate hearth with recess lighting. Coving to ceiling, picture rail, UPVC double glaze window to side aspect. Built in media wall incorporating space for a TV and sound bar. Modern feature fireplace with electric fire, with remote control.

Open Plan Living & Dining Room 25' 0" x 11' 7" (7.62m x 3.52m)

Dining area having panelled walls, continuous oak flooring, radiator, UPVC double window to the side aspect, twin UPVC double glazed patio doors with full length glaze panel, opening out onto the porcelain patio.

Kitchen

Having a range of on trend wall mounted cupboard and base units, with fitted oak effect work surface over, with incorporating breakfast bar having seating for three people. Ceramic white single drainer sink unit with brushed gold effect antique style mixer tap over. Space for a range style cooker, double width extractor fan over with lighting. Under cupboard lighting, tiled

splashback, integral microwave oven. Range of integral appliances including fridge and separate freezer, Bosch dishwasher. Recessed LED lighting to ceiling, UPVC double glazed window to the rear respect. Brick slip tiled wall.

First Floor Galleried Landing

Having access to loft space, UPVC double glazed window to side aspect, radiator.

Bedroom One 12' 2" x 10' 11" (3.70m x 3.32m)

Having radiator, panelled wall to side, glazed patio doors to Juliet balcony with full length glaze panels overlooking the open rear aspect with far reaching views on the horizon. Wall mounted TV point.

En-Suite 7' 5" x 6' 2" (2.27m x 1.88m)

Having a double width walk in shower cubicle with on trend black edge shower screen, twin black mat thermostatically controlled shower with fixed shower head and flexible detachable shower. Wash hand basin set in modern white gloss vanity storage unit, with pull-out drawers and incorporating WC with concealed cistern and white gloss countertop. Black mat towel radiator, UPVC double glazed window to side aspect, LED recessed lighting and extractor fan to ceiling, pattern vinyl flooring.

Bedroom Two 12' 2" x 11' 11" (3.70m x 3.62m)

Having a built-in media unit with display shelving and open bookcase, including recess for a TV. UPVC double glazed window to the front aspect, radiator.

Family Bathroom 10' 0" x 7' 11" (3.04m x 2.41m)

Having a panelled bath with central mixer tap and flexi shower attachment, WC, wall mounted wash hand basin with pull out storage drawers, fully enclosed shower cubicle with electric shower. Recess LED lighting and extract fan to ceiling, twin obscured UPVC windows



to side aspect aspect, chrome heated tower radiator, engineered oak flooring, part tiled walls.

Bedroom Three 12' 3" x 11' 11" (3.74m x 3.63m)

Having a UPVC double glazed window to the front aspect, built in media unit having recess for TV with open bookcase and shelving. Built in vanity dressing area. Radiator.

Bedroom Four 14' 6" x 6' 11" (4.42m x 2.12m)

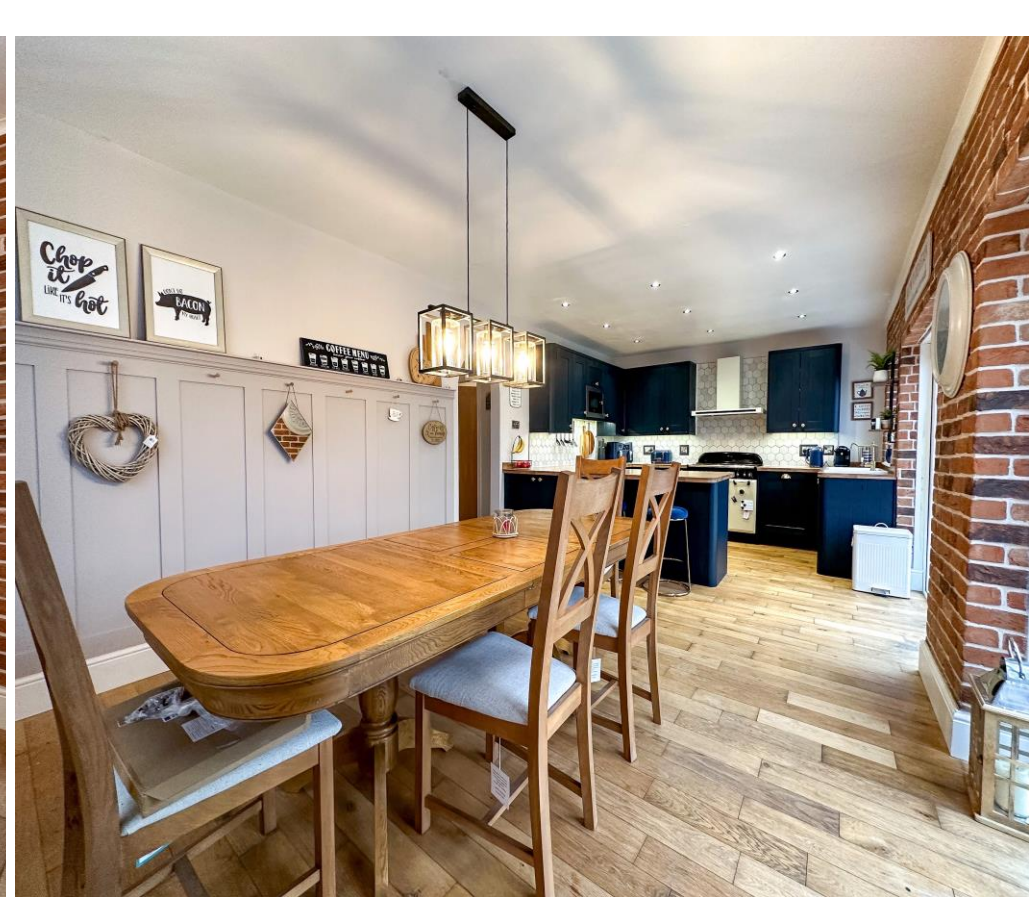
Having dual aspect UPVC double glazed windows to the rear and side aspect, having far reaching views over the open aspect and on the horizon. Radiator.

Externally

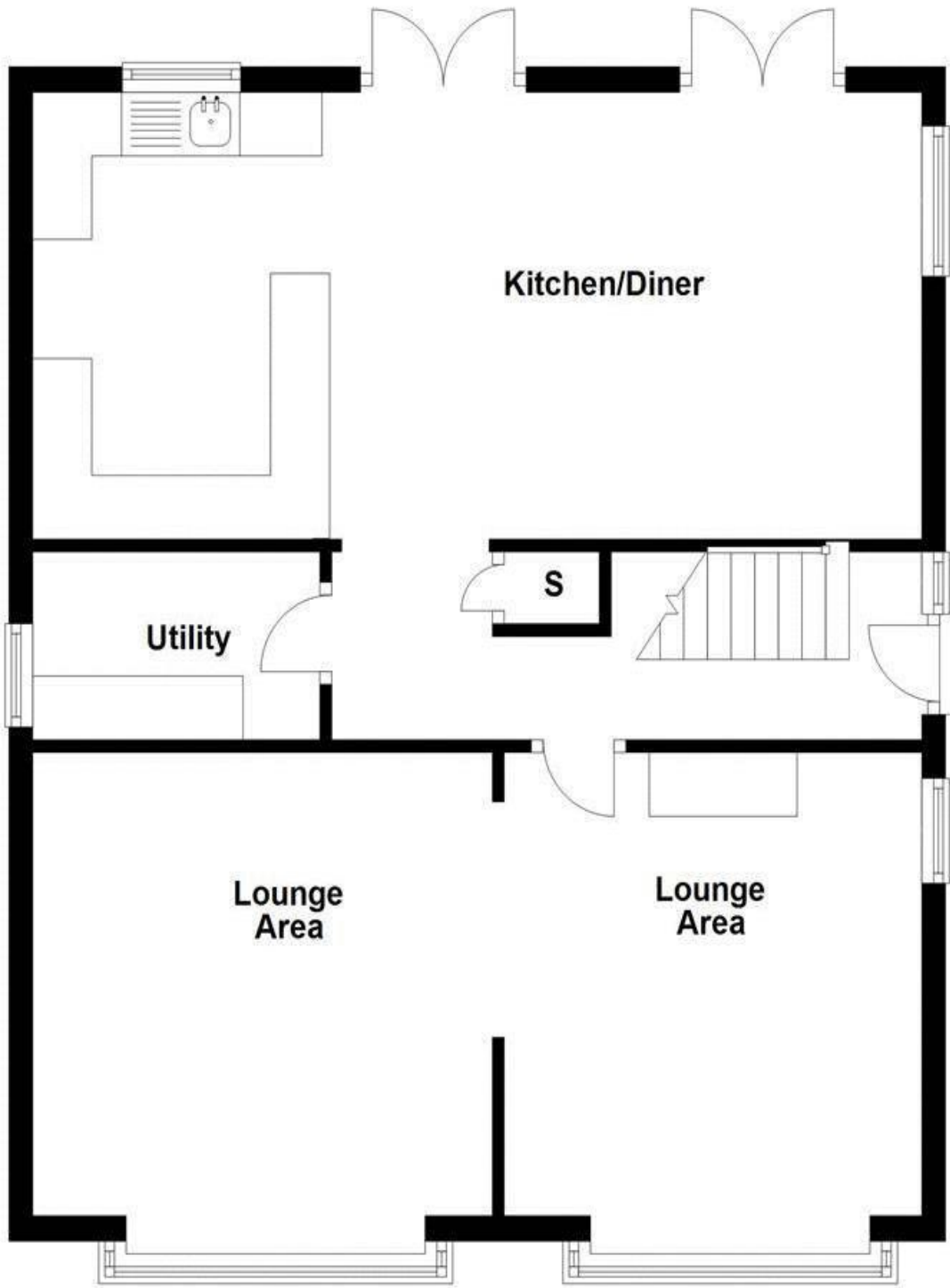
Block paved driveway to the front and side, allowing off road parking, lawned front garden with hedged boundary. Gated side access to the rear garden. Rear garden, fully enclosed adjoining open ground to the rear, ensuring a good degree of privacy. Gated access to the field to the rear of the property. Modern style landscape with porcelain extended patio with steps down the generous sized lawned garden. Further paved patio to the head of the garden with electrics for a hot tub.



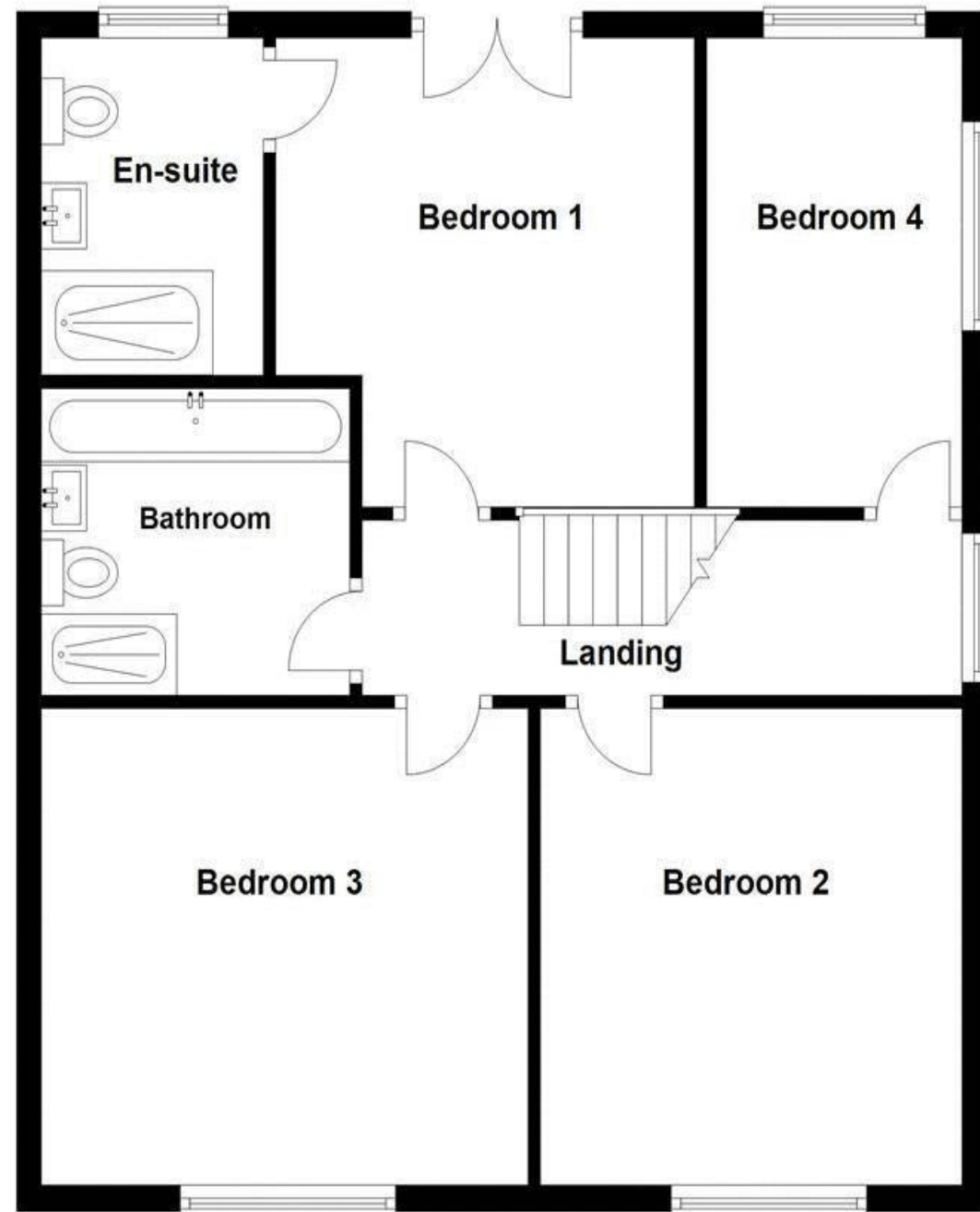




Ground Floor



First Floor





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.

34 High Street Biddulph Stoke-On-Trent Staffordshire ST8
6AP
T: 01782 522117
E: biddulph@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**