



## 32 Kingsfield Road, Biddulph, Stoke-On-Trent, Staffordshire, ST8

Asking Price £210,000

- Traditional Three-Bedroom Semi-Detached Home
- Extended Utility And Garden Room/Conservatory
- Elevated Views Towards Biddulph Moor
- Offered With No Upward Chain
- Upgraded Frontage With Double-Width Front Driveway
- Ground Floor Cloakroom And Spacious Entrance Hall
- Newly Laid Indian Stone Patio And Lawned Garden
- Bay-Fronted Lounge And Open-Plan Dining Kitchen
- Modern Family Bathroom
- Detached Garage/Workshop. Shared Side Driveway

# 32 Kingsfield Road, Stoke-On-Trent ST8 6DN

This traditional three-bedroom semi-detached property enjoys a prime position on the ever-popular Kingsfield Road, offering that 1930's curb appeal coupled with all the modern convenience you would expect from a family home.



Council Tax Band: B



Whittaker  
& Riggs  
Est. 1930



The property has benefitted from a newly upgraded frontage, providing a double-width driveway and an Indian stone paved pathway leading to the enclosed entrance porch. Internally, the home presents a welcoming entrance hallway and ground floor cloakroom, setting the tone for the well planned layout.

To the front sits a bay-fronted lounge, a bright and elegant space ideal for relaxing and entertaining. The heart of the home lies in the open-plan dining kitchen, complete with modern units and ample countertop space, flowing seamlessly into an extended utility room and adjoining garden room/conservatory, creating a versatile family hub with direct access to the rear garden.

The first-floor landing leads to three well proportioned bedrooms, including two generous doubles, and a contemporary family bathroom. From the rear bedroom, far-reaching views across Biddulph Moor can be enjoyed on the horizon providing an idyllic outlook.

Externally, the property continues to impress with a fantastic-sized rear garden, featuring a newly laid Indian stone patio and adjoining lawned gardens, perfect for family gatherings or outdoor gatherings. There is a larger than average detached garage/workshop & also a shared side driveway.

Situated close to local amenities, Biddulph town centre, and well-regarded schools including Kingsfield Primary School, this property offers a ready to move into home in a sought-after residential area, all within no upward chain.

### **Entrance Porch**

Having an arched brick doorway with UPVC double glazed double doors giving access through to the entrance hall.

### **Entrance Hall**

Entrance hall having a UPVC double glazed front entrance door, stairs off to first floor landing, under stairs storage, radiator, coving to ceiling. Ground floor cloaks having a level of WC, wall mounted wash hand basin, built-in cupboard housing electric consumer unit. Single glazed window to the side aspect.

### **Lounge**

11'4" x 12'11" into bay window

UPVC double glazed window to the front aspect, radiator.

### **Kitchen Diner**

18'3" into the kitchen x 12'1"

Kitchen diner having a defined living and dining space having UPVC double glazed door with full length glaze panelling through to the rear garden room. Radiator, wood effect flooring continuing through to the kitchen.

Kitchen area having a range of white gloss wall mounted cupboard and base units with fitted worksurface over. Incorporating a one and a half bowl single drainer sink unit with mixer tap over. Incorporating breakfast bar, UPVC double glazed window to the side aspect. Space for an electric cooker with glass black splashback and chimney style extractor fan over, space for under counter fridge. UPVC double glazed window to the side aspect, recess LED lighting to ceiling.

## **Utility Room**

7'4" x 6'3"

Having a wall mounted gas central heating boiler, fitted shaker style base units with worksurface over incorporating a ceramic Belfast style sink with deck mounted mixer tap over. Double glazed window to the rear aspect, plumbing and space for washing machine and tumble dryer. Steps down to garden room

## **Garden Room/ Conservatory**

14'4" x 9'2" maximum

Having UPVC double glazed windows with rear views over the garden and views on the horizon to Biddulph Moor. Tiled Floor.

## **First Floor Landing**

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

## **Bedroom One**

11'4" x 11'5"

Having a UPVC double glazed window to the front aspect, radiator, picture rail.

## **Bedroom Two**

11'6" x 11'5"

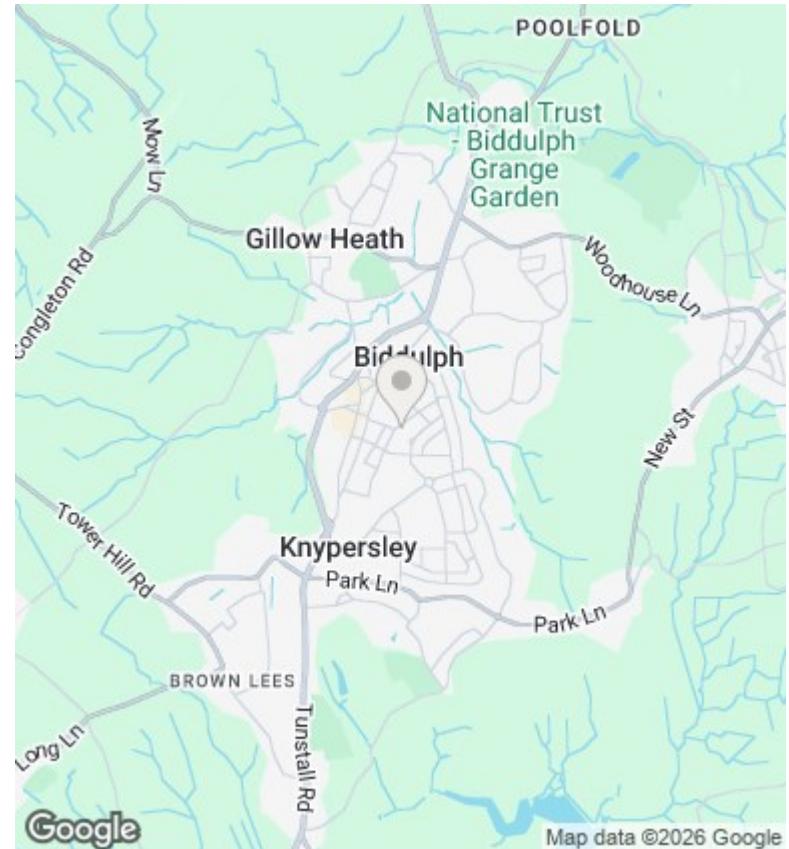
Having a UPVC double glazed window to the rear aspect with far reaching views to the horizon over Biddulph Moor. Radiator.

## **Bedroom Three**

6'5" x 5'10"







## 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		79
(55-68) D		
(39-54) E		60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC