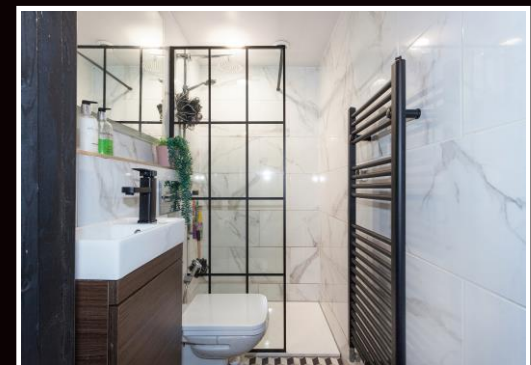
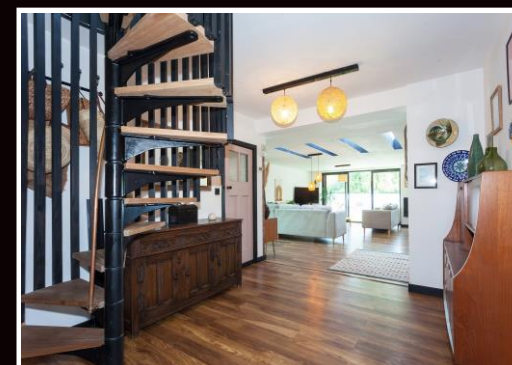


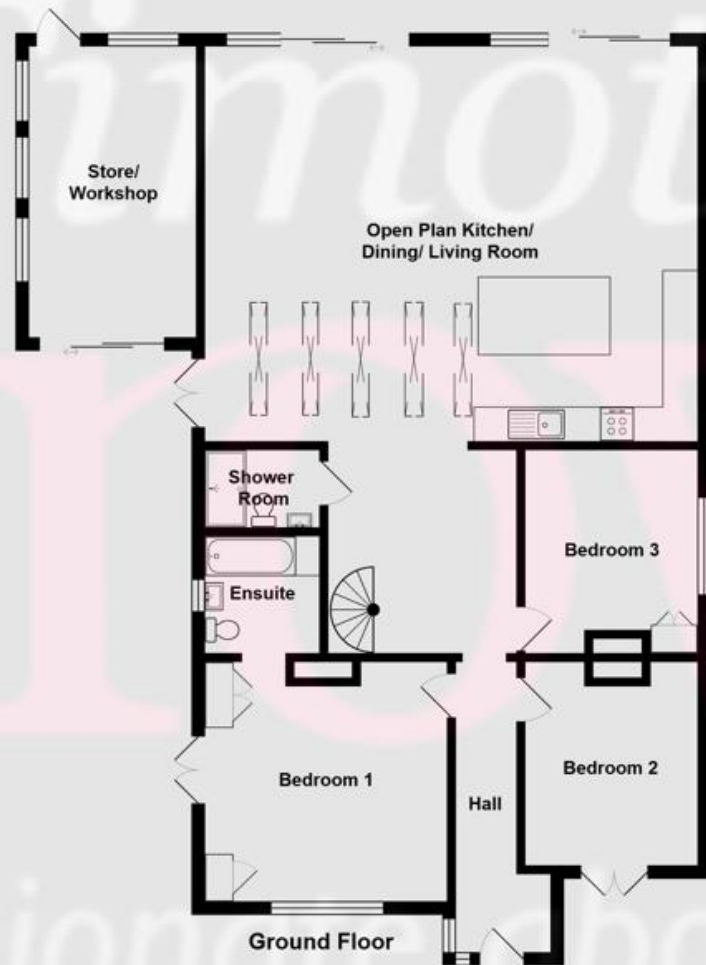
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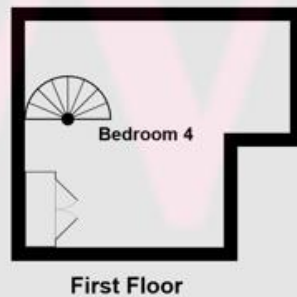
34 Fold Lane,
Biddulph, Stoke-On-Trent,
Staffordshire ST8 7SG

Selling Price: £585,000

- OUTSTANDING INDIVIDUALLY DESIGNED DETACHED DORMER BUNGALOW OF EXCEPTIONAL QUALITY & STYLE
- SPECTACULAR 28FT X 22FT OPEN-PLAN LIVING, DINING & KITCHEN SPACE WITH SUNKEN ROOF LIGHTS
- SUPERBLY APPOINTED KITCHEN WITH OAK-TOPPED ISLAND, INTEGRATED APPLIANCES & UNDERFLOOR HEATING
- PRINCIPAL BEDROOM SUITE WITH FITTED WARDROBES, FRENCH DOORS & LUXURY EN-SUITE
- A FURTHER TWO CHARACTERFUL BEDROOMS WITH FEATURE FIREPLACES & PERIOD DETAILING
- SPIRAL STAIRCASE LEADING TO VERSATILE FIRST-FLOOR FOURTH BEDROOM OR HOME OFFICE
- COBBLED DRIVEWAY, DETACHED GARAGE, FULL-WIDTH TERRACE & ORCHARD-STYLE GARDEN WITH SUMMERHOUSE#
- PREMIER BIDDULPH LOCATION CLOSE TO BIDDULPH GRANGE GARDENS, COUNTRYSIDE WALKS & EXCELLENT AMENITIES



Total Area: 161.8 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy performance certificate (EPC)																																			
34 Fold Lane Biddulph STOKE-ON-TRENT ST8 7SG	Energy rating C	Valid until:	5 July 2036																																
		Certificate number:	1400-5265-6122-4809-3383																																
Property type		Detached house																																	
Total floor area		146 square metres																																	
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance .																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																	
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		For properties in England and Wales: the average energy rating is D the average energy score is 60																																	
See how to improve this property's energy efficiency .																																			
<table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td>72 C</td><td>77 C</td></tr><tr><td>55-68</td><td>D</td><td></td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	72 C	77 C	55-68	D			39-54	E			21-38	F			1-20	G		
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Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown

www.timothyabrown.co.uk

FOR SALE BY PRIVATE TREATY (Subject to contract)

An outstanding and individually designed detached dormer bungalow, beautifully reimagined and significantly extended to create an exceptional family home of remarkable quality and style. Occupying a generous mature plot within one of Biddulph's most desirable residential locations, this extraordinary residence offers an effortless flow of accommodation, where character features blend seamlessly with contemporary open-plan living to create a home unlike any other.

From the moment you step through the bespoke composite entrance door with its striking stained-glass feature, it is immediately apparent that this is a property that has been thoughtfully designed and lovingly enhanced. Traditional elements including feature fireplaces, period-style radiators and elegant tiled flooring combine beautifully with modern finishes to provide a warm yet sophisticated atmosphere throughout.

The heart of the home is undoubtedly the spectacular open-plan living, dining and kitchen space extending to approximately 28ft by 22ft. Designed for both everyday family life and entertaining on a grand scale, this breathtaking room is flooded with natural light from sunken glazed roof lights and two impressive banks of picture windows with sliding doors opening directly onto the rear gardens. Underfloor heating enhances the luxurious feel, whilst the superbly appointed kitchen offers a range of contemporary cabinetry, integrated appliances and an impressive oak-topped breakfast island, naturally becoming the social hub of the home.

The flexibility of the accommodation is one of this property's defining features. The principal bedroom suite enjoys fitted wardrobes, French doors opening to the side and a beautifully appointed en-suite bathroom. Two further generous ground floor bedrooms retain much of the home's original character with feature fireplaces and attractive period detailing, whilst a stylish shower room with underfloor heating serves the remaining accommodation.



Adding further versatility, an attractive spiral staircase leads to the first-floor fourth bedroom, creating an ideal guest suite, teenager's retreat, home office or hobby room.

Externally, the property is equally impressive. A cobbled driveway provides ample parking and leads to a detached garage, whilst mature hedging and landscaped front gardens create an attractive approach. To the rear, a superb terrace extending across the full width of the property provides an ideal entertaining space before steps rise to a delightful orchard-style garden, beautifully enclosed by mature hedgerows and complemented by a charming summerhouse, creating a wonderfully private outdoor sanctuary.

This is a home that perfectly balances character and contemporary design, offering an abundance of natural light, outstanding living space and a layout that flows effortlessly from room to room. Rarely does a property combine such individuality, practicality and quality in such an exceptional manner.

Situated within Biddulph's premier residential address, the property enjoys the very best of both town and countryside living. Surrounded by ancient, protected woodland, streams and footpaths to the magnificent Biddulph Grange Gardens, Biddulph Country Park and Biddulph Old Hall. Beautiful Staffordshire Moorlands countryside and numerous scenic walking routes are all close, whilst excellent schooling, everyday amenities and leisure facilities are readily accessible. The nearby towns of Congleton, Macclesfield and Stoke-on-Trent provide extensive shopping and dining opportunities, with Manchester International Airport, the motorway network and railway stations at Congleton and Macclesfield offering excellent commuter connections.

A truly exceptional home that must be viewed to fully appreciate the scale, quality and unique lifestyle it offers.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door with bespoke stained glass circular panel and full length black PVCu double glazed side panel.

RECEPTION HALL : Period style radiator. Period style tiled floor. Oak effect floor.

INNER HALL : Oak effect floor.

BEDROOM 1 14' 0" x 13' 9" (4.26m x 4.19m) : PVCu double glazed window to front aspect. Coving to ceiling. Period style radiator. Open coal fireplace set on marble effect tiles and backed with polished solid marble fire surround. 13 Amp power points. Double and single fitted wardrobes. PVCu double glazed French Doors to side aspect.

EN-SUITE 6' 0" x 7' 0" (1.83m x 2.13m) : PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C. with concealed cistern, tiled panelled bath and ceramic wash hand basin with drawers beneath. Wall mounted centrally heated towel radiator. Tiled floor. Utility cupboard with space and plumbing for washing machine.

BEDROOM 2 11' 8" x 10' 0" (3.55m x 3.05m) : Period style radiator. Cast iron feature fireplace. Oak effect flooring. Glazed fronted display cupboards. PVCu double glazed French doors to front aspect.

BEDROOM 3 11' 9" x 10' 0" (3.58m x 3.05m) : PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Built in cupboard. Oak effect flooring.

INNER VESTIBULE/STUDY AREA 11' 8" x 10' 6" (3.55m x 3.20m) : Period style radiator. Oak effect flooring. Solid cast iron with solid teak tread steps spiral staircase to Bedroom 4. Door to shower room. Large squared off opening to living dining kitchen.

SHOWER ROOM 6' 7" x 3' 10" (2.01m x 1.17m) : Modern white suite comprising: Low level W.C. with concealed cistern, wall hung vanity wash hand basin with cupboard beneath and walk in shower with fixed glass screen and housing a mains fed shower. Illuminated and demisting mirror. Wall mounted centrally heated towel radiator. Shaver point. Fully tiled walls and floor with underfloor heating.

OPEN PLAN LIVING DINING KITCHEN 28' 0" x 22' 0" (8.53m x 6.70m) :

Kitchen Area : Sunken glazed roof lights. Extensive range of contrasting eye level and base units in light oak and black wood effect having matching preparation surface over with composite sink unit with mixer



tap. Built in 4-ring induction hob. Built in electric oven/grill with microwave over. Two built in fridges and freezers. Integrated dishwasher. Central oak topped breakfast island with seating for 5 with drawers beneath and power points.

Living Dining Area : 13 Amp power points. Oak effect flooring. PVCu double glazed French Doors to side aspect. To the rear elevation are two large banks of picture windows each with a sliding door opening onto the rear garden. Under floor heating.

BEDROOM 4 (First Floor) 12' 10" x 9' 11" (3.91m x 3.02m) - some restricted headroom : Sloping ceiling with Velux roof lights. 13 Amp power points. Access to loft area housing Vaillant gas central heating boiler and pressurised hot water cylinder.

Outside :

FRONT : Cobbled driveway for 2-3 cars plus through gate is further parking and garage. Lawned garden frontage with borders and mature hedgerow. Cobbled path to front door.

SIDE : Cobbled driveway. External power point.

DETACHED GARAGE 16' 7" x 9' 7" (5.05m x 2.92m) internal measurements : Sliding glazed door to front. Power and light. Door to rear garden.

REAR : Adjacent to the rear of the property and extending to its full width is a large terrace area laid with artificial grass with rendered backdrop walls abutting the main garden. Steps to one side lead up to the pretty orchard garden mainly laid to lawn, encompassed with mature boundary hedgerow. Corner summerhouse.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains gas, electricity and water are connected (although not tested). Drainage via shared septic tank.

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

TAX BAND: D

LOCAL AUTHORITY: Staffordshire Moorlands

DIRECTIONS: SATNAV ST8 7SG

