



6 Chaffinch Drive, Biddulph, Stoke-On-Trent, ST8 7TU

£320,000

- Beautifully Presented Three-bedroom Detached Family Home
- Separate Utility Room With Ground Floor Cloakroom
- Modern Family Bathroom
- Close To Well-Regarded Schools, Amenities, And Commuter Links
- Generous Entrance Hall With Architecturally Designed Arched Inner Wall
- Spacious Lounge Diner With Bi-Fold Doors
- Upgraded Landscaped Garden
- Sleek Contemporary Kitchen With Breakfast Bar
- Three Well-Proportioned Bedrooms
- Situated Within A Sought-After Development

6 Chaffinch Drive, Stoke-On-Trent ST8 7TU

Positioned within the ever-popular Thames Drive development, this beautifully presented three-bedroom detached family home on Chaffinch Drive, offers a superb blend of modern design and practical living tailor made for today's family lifestyle.



Council Tax Band: C



Step inside via a generous entrance hall, immediately setting the tone for the home, enhanced by a striking architecturally designed arched inner wall, a standout feature that adds character and a sense of considered design from the outset.

The property continues to impress with a high-specification interior that has been thoughtfully upgraded throughout. At the heart of the home sits a sleek, contemporary kitchen, complete with quality integrated appliances and a stylish breakfast bar, ideal for both everyday living and entertaining. A separate utility room and ground floor cloakroom provide that essential layer of functionality.

The spacious lounge diner delivers a strong lifestyle proposition, featuring elegant bi-fold doors that open seamlessly onto the rear garden, creating a natural flow between indoor and outdoor living.

Upstairs, you'll find three well-proportioned bedrooms, including a principal suite with en-suite shower room, alongside a modern family bathroom, perfectly suited to growing families.

Externally, this home continues to outperform. The upgraded landscaped garden has been well designed for both style and usability, boasting a modern composite decked patio, Indian stone patio and a well-maintained lawn, ideal for entertaining or unwinding. To the front, a private driveway provides convenient off-road parking.

Situated within a sought-after development and close to well-regarded local schools, amenities, and commuter links, this is a location that consistently performs well with family buyers.

A turnkey home with strong design credentials, where an early viewing is highly recommended.

Entrance Hall

Having a modern double glazed front entrance door with central glaze panels and matching full length side panels. Curved internal architectural designed wall wood effect laminate flooring, recessed LED lighting to ceiling.

Utility

8'7" x 4'3"

Having fitted white base units with worksurface over plumbing for washing machine. Space for tumble dryer. Continuous wood effect flooring, extractor fan.

Ground Floor Cloaks

Having a wall mounted wash hand basin with vanity storage under, low-level WC. Continuous wood effect flooring.

Inner Hallway

Giving access to the first floor landing.

Lounge/ Diner

19'8" x 10'10"

Having a UPVC double glaze window and bi-folding patio doors onto gardens. Continuous wood effect laminate flooring defined lounge area and dining area, modern style radiator.

Kitchen

10'11" x 11'11"

Having a range of on-trend contrasting wood & high gloss units with luxurious black granite worksurface over with inscribed drainer having incorporating Franke sink with deck mounted mixer tap over. Range of quality integral appliances by Neff including double combination oven and grill with separate touch control ceramic induction hob with black glass extractor fan over, electric wine cooler. Under cupboard lighting, recess LED lighting to ceiling. Tiled flooring, double glazed side entrance door with half glazed panel, modern style graphite radiator. Under stairs open store. Underfloor heating.

First Floor Gallery Landing

Having modern glazed staircase with feature drop down light point, UPVC double glazed window to the front aspects, modern style radiator. Access to loft space.

Bedroom One

12'0" into wardrobe x 11'0"

Having a UPVC double glazed window to the front aspect with views over the cul-de-sac. Modern style radiator, niche for wardrobes.

En-Suite Shower Room

Having a walk-in double width shower cubicle with fixed rainfall effect thermostatically controlled shower, contrast tiling, wall mounted wash hand basin with mixer tap over, WC, chrome heated towel radiator, fully tiled porcelain walls and floor. Recessed LED lighting and extractor fan to ceiling. Double obscured window to the front aspect. Underfloor heating.

Family Bathroom

8'3" x 5'5"

Having a shower bath with fixed glazed shower screen and thermostatically controlled shower over, wash hand basin set in vanity storage unit with mixer tap over, WC with concealed system. Fully tiled walls and floor, anthracite towel radiator, recessed lighting and extractor fan to ceiling. UPVC double glaze window to the side aspect.

Bedroom Two

11'1" x 9'7"

Having a UPVC double glazed window to the rear aspect, modern style radiator.

Bedroom Three

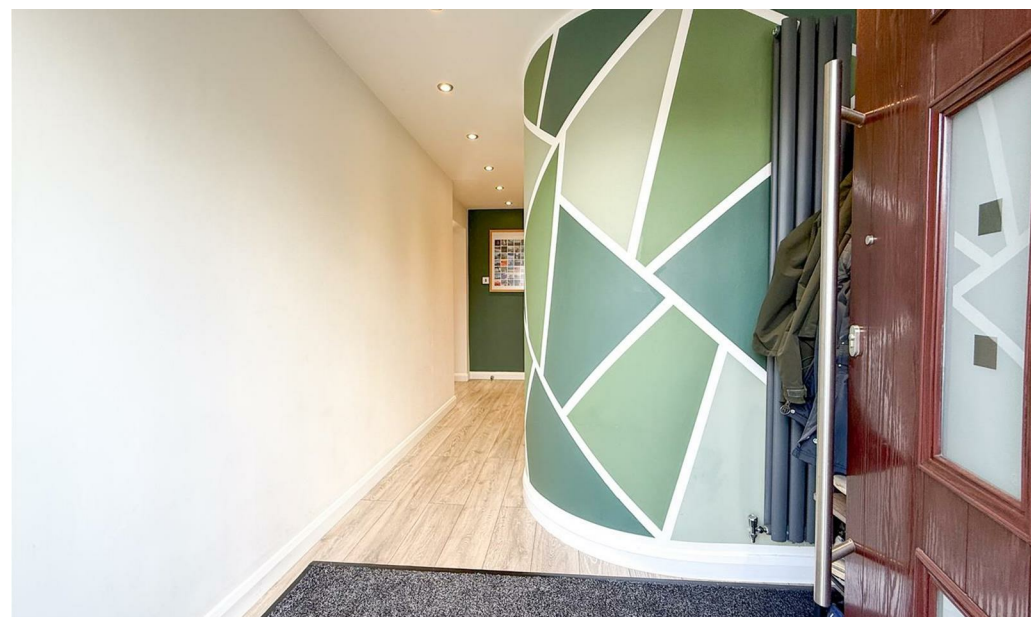
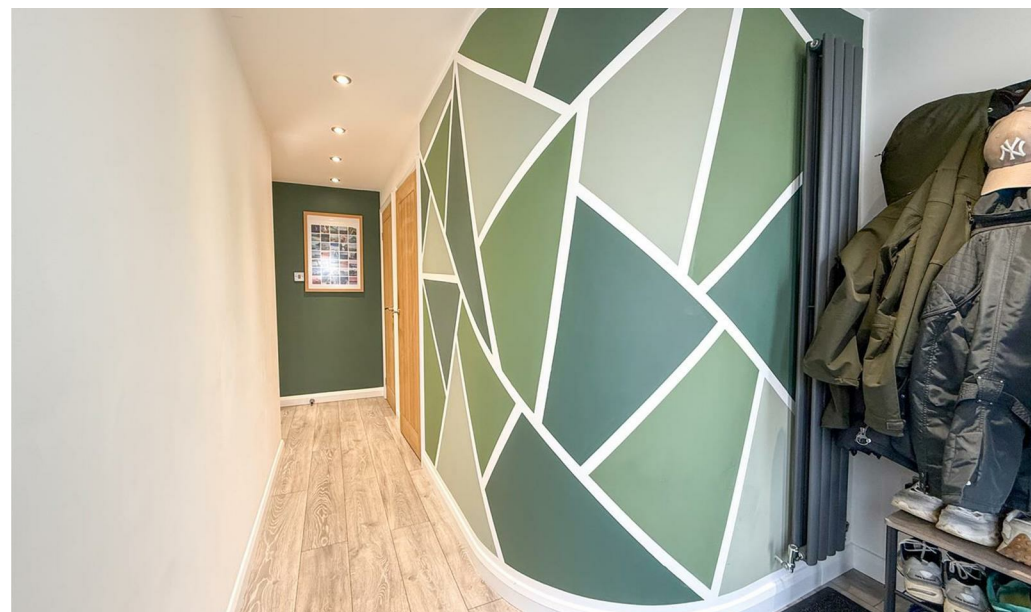
6'11" x 9'10"

Having a UPVC double glazed window to the rear aspect with partial views over Mow Cop. Modern style radiator.

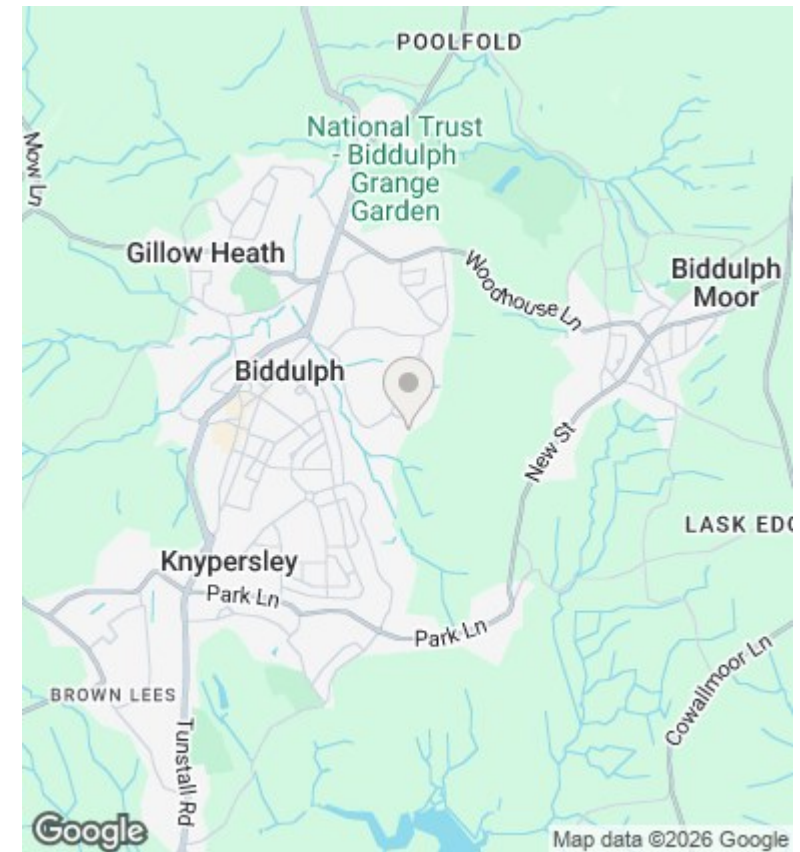
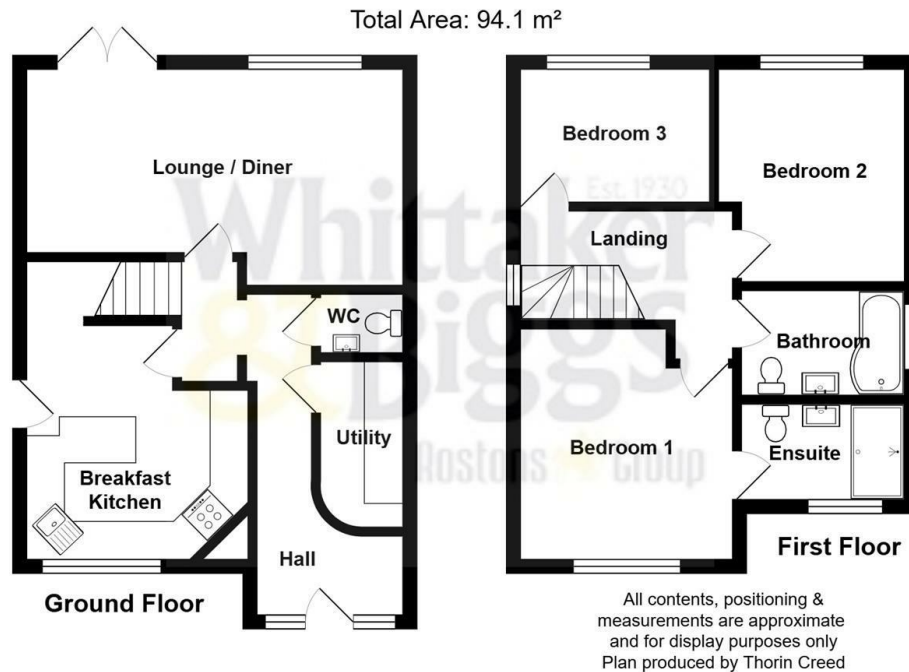
Externally

There is a front driveway providing off-road parking for several vehicles side access to the rear of the property.

Good sized fully enclosed rear garden having Indian stone patio composite deck raised patio area and lawned gardens having feature borders.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	