



2 Sandyfield Court

Biddulph, ST8 6BQ

Price £435,000



Here at Carters, we are delighted to welcome to the market this stunning executive-style, four-bedroom detached residence, enviably positioned within the secluded private cul-de-sac of Sandyfield Court. Properties in this highly sought-after location rarely come to market, making this an opportunity not to be missed. Upon entering the property, you are greeted by a welcoming entrance hallway featuring attractive engineered timber flooring. The main living room is positioned to the front and benefits from a charming box bay window, together with an attractive gas fire set within an elegant marble surround. To the rear is a separate formal dining room, ideal for entertaining family and friends. At the heart of the home is a newly fitted Howdens Shaker-style kitchen and dining room, beautifully finished with bespoke quartz work surfaces. A practical utility room features coordinating units, while a separate guest WC completes the ground-floor accommodation. Stairs lead to a generously proportioned guest suite with its own private en-suite shower room. The staircase and landing continue to the remaining three exceptionally spacious bedrooms, each noticeably larger than those typically found within the average modern detached family home. The impressive principal bedroom also benefits from an en-suite shower room, while a luxurious family bathroom serves the remaining bedrooms. Externally, a tarmac driveway to the front provides off-road parking for up to three vehicles. An attractive tree complements the lawned front garden and enhances the property's kerb appeal. A secure side gate leads to the rear garden and provides access to a convenient outside tap. The beautifully landscaped rear garden offers a wonderful setting for relaxing and entertaining, featuring an Indian stone patio, a timber-decked seating area and a lawn. Offering substantial and beautifully presented accommodation in a rarely available setting, this exceptional family home must be viewed.

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Entrance Hallway

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. Coving to the ceiling. Stairs to the guest floor. Under stairs storage cupboard. Radiator. Engineered timber flooring.

Living Room

17'5" x 11'8" (5.31m x 3.56m)
UPVC double glazed box bay window to the front elevation. Coving to the ceiling. Gas fire with a marble surround and hearth. Feature wall lighting. Radiator. Carpet.

Kitchen / Dining Room

18'6" x 9'8" (5.64m x 2.95m)
UPVC double glazed French doors to the rear elevation leading to the rear garden. UPVC double glazed window to the rear elevation. Recently installed shaker style Howdens fitted kitchen incorporating a range of glazed display cabinets, wall, base and drawer units. Bespoke Quartz work surfaces. Inset ceramic one and a half bowl sink with a mixer tap and a groove drainer. Integrated double electric oven and grill. Integrated four ring gas hob with a built in extractor fan over. Integrated dishwasher. Integrated fridge freezer. Built in wine racks. Coving to the ceiling. Recessed ceiling down lighters. Radiator. Luxury vinyl tiled flooring in a wood effect.

Utility Room

9'5" x 5'8" (2.87m x 1.73m)
UPVC double glazed entrance door to the rear elevation leading to the garden. Fitted Howdens wall and base units and a larder cupboard matching the Kitchen, with matching bespoke Quartz work surfaces. Inset stainless steel sink. Space and plumbing for a washing machine. Space for a tumble dryer. Coving to the ceiling. Recessed ceiling down lighters. Radiator. Luxury vinyl tiled flooring in a wood effect.

Ground Floor Cloakroom / W.C

Wall mounted wash hand basin with a tiled splash back. Mid level w.c. Radiator. Extractor fan. Engineered timber flooring.

Stairs to the Guest Suite

Guest Bedroom / Bedroom Two

16' x 14'5" (4.88m x 4.39m)
UPVC double glazed window to the front elevation. Spacious eaves storage cupboard. Radiator. Carpet.

Guest En Suite Shower Room

UPVC double glazed window to the side elevation. Shower enclosure, pedestal wash hand basin and a low level w.c. Extractor fan. Recessed ceiling down lighters. Partially tiled walls. Radiator. Vinyl flooring.

Stairs to the First Floor and Landing

Velux roof light. Built in storage cupboard. Radiator.

Master Bedroom / Bedroom One

15'4" x 11'8" (4.67m x 3.56m)
UPVC double glazed window to the front elevation. Fitted wardrobes. TV point. Radiator. Carpet.

En Suite

UPVC double glazed window to the side elevation. Corner shower enclosure with an electric shower. Pedestal wash hand basin. Mid level w.c. Partially tiled walls. Extractor fan. Radiator. Vinyl flooring.

Bedroom Three

14'2" x 12'10" (4.32m x 3.91m)
UPVC double glazed window to the rear elevation. Spacious eaves storage cupboard. Fitted wardrobes. Radiator. Carpet.

Bedroom Four

10'10" x 12'7" (3.30m x 3.84m)
UPVC double glazed window to the rear elevation. Radiator. Carpet.

Family Bathroom

9'9" x 8'8" (2.97m x 2.64m)
UPVC double glazed window to the rear elevation. Luxurious bathroom suite comprising of; a corner bath, countertop wash hand basin with storage under, a wall mounted mirror, power socket for an electric shaver,

spotlights, and a recessed w.c.

Recessed ceiling down lighters, Extractor fan. Partially tiled walls. Vinyl flooring.

Garage

15'8" x 18'2" (4.78m x 5.54m)
Electric roller garage door. Power and lighting.

Externally

To the front, a tarmac driveway provides off-road parking for up to three vehicles. An attractive tree complements the lawned front garden, adding to the property's kerb appeal. A secure side gate leads to the rear garden and provides access to a convenient outside tap.

The beautifully landscaped rear garden features an Indian stone patio, a timber-decked seating area and a lawn bordered by a colourful selection of mature plants and shrubs. Further benefits include security lighting and a second outside tap.

Additional Information

We are lead to believe that the property is Freehold and council tax band E.

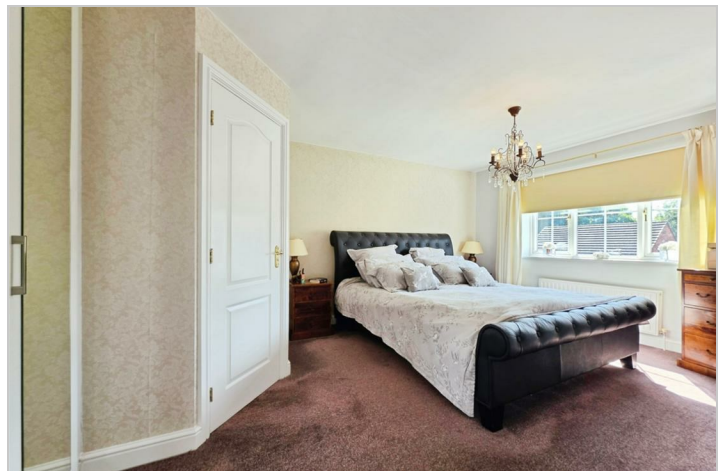
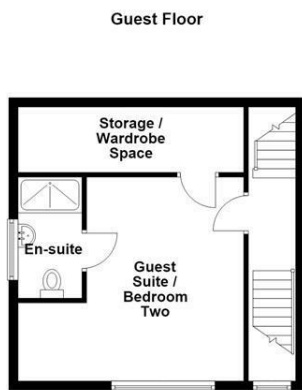
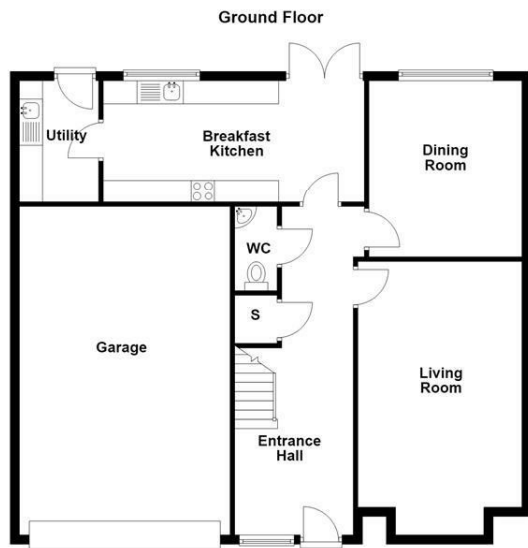
Total floor area TBC.

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Tel: 01782 470391



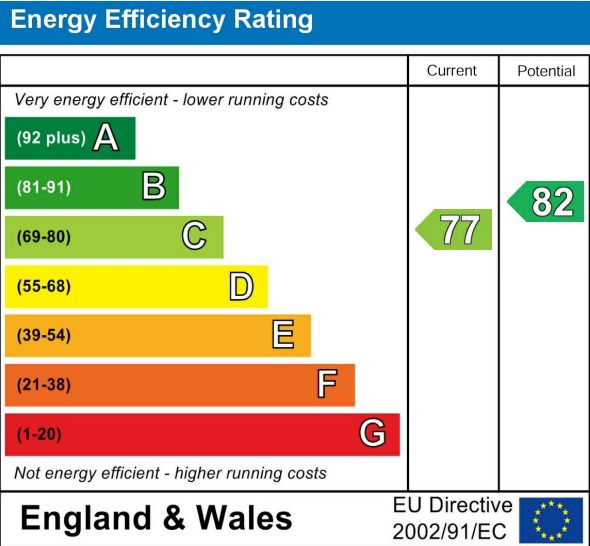
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.