



## 10 Mossfield Drive

Biddulph, ST8 6UL

**Price £330,000**



Carters are delighted to present this beautifully maintained four-bedroom detached family home, built in 1999 and set within a sought-after modern executive development. Offering approximately 1,313 sq ft of well-planned living accommodation, this impressive property is perfectly suited to growing families.

Upon entering, you are welcomed by two generously proportioned reception rooms, providing versatile space for both everyday family living and more formal entertaining. To the rear, a bright and spacious conservatory overlooks the garden, creating an ideal additional living or dining area. The well-appointed kitchen/utility room features a built-in breakfast bar, offering both practicality and a sociable layout.

The first floor hosts four double bedrooms, ensuring excellent space and privacy for family members and guests alike, complemented by two modern, stylish bathrooms finished to a high standard.

Externally, the property boasts a generous and private rear garden, mainly laid to lawn and perfect for children, outdoor entertaining, or relaxing in warmer months. To the front, there is ample off-road parking for up to three vehicles, along with a garage.

This is more than just a house—it's a superbly presented family home offering space, comfort, and quality throughout. Early viewing is highly recommended to avoid disappointment.

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation. Coving to the ceiling. Access to the stairs. Under stairs storage cupboard. Radiator.

## Living Room

14'7" x 11'2" (4.45m x 3.40m)  
Aluminum double glazed sliding doors to the rear elevation leading to the conservatory.  
Coving to ceiling. Feature fire with a marble surround. Radiator. TV point.

## Family Room

11'2" x 9'1" (3.40m x 2.77m)  
UPVC double glazed window to the front elevation.  
Coving to ceiling. Radiator.

## Kitchen / Utility Area

16'9" x 9'2" (5.11m x 2.79m)  
UPVC double glazed windows to the side and rear elevations. Hardwood double glazed entrance door to the side elevation.  
Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Built in breakfast bar. Stainless steel sink. Built in electric oven. Built in four ring gas hob. Built in extractor fan. Integrated fridge freezer. Freestanding dishwasher. Separate utility area with matching wall and base units

and laminate work surfaces. Stainless steel sink. Freestanding washing machine. Partially tiled walls. Tiled flooring.

## W.C

Wall mounted wash hand basin. Mid level w.c. Radiator. Vinyl flooring.

## Conservatory

8'7" x 11' (2.62m x 3.35m)  
UPVC double glazed french doors to the side elevation. UPVC double glazed windows to the side and rear elevations.  
Ceiling fan light. Solid wood flooring.

## Stairs and Landing

Access to the loft which is partially boarded.

## Bedroom One

12' x 11'6" (3.66m x 3.51m)  
Two UPVC double glazed windows to the front elevation. Fitted wardrobes. Built in storage cupboard. Radiator.

## En Suite

UPVC double glazed window to the front elevation. Double shower enclosure with an electric shower. Mid level w.c. Pedestal wash hand basin. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Vinyl flooring.

## Bedroom Two

8'5" x 12'10" (2.57m x 3.91m)  
UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

8'4" x 11' (2.54m x 3.35m)  
UPVC double glazed window to the rear elevation. Fitted wardrobe. Radiator.

## Bedroom Four

6'11" x 9'1" (2.11m x 2.77m)  
UPVC double glazed window to the rear elevation. Radiator.

## Family Bathroom

UPVC double glazed window to the side elevation. Newly fitted bathroom suite. Panel bath with LED lighting and a wall mounted shower over. Niche detail with LED lighting. Vanity basin unit with storage under. Recessed w.c. Built in storage cupboard. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Heated towel rail. LVT flooring.

## Externally

Externally, the property boasts a generous and private rear garden, mainly laid to lawn and having an outdoor tap. To the front, there is ample off-road parking for up to three vehicles, along with a garage.

## Additional Information

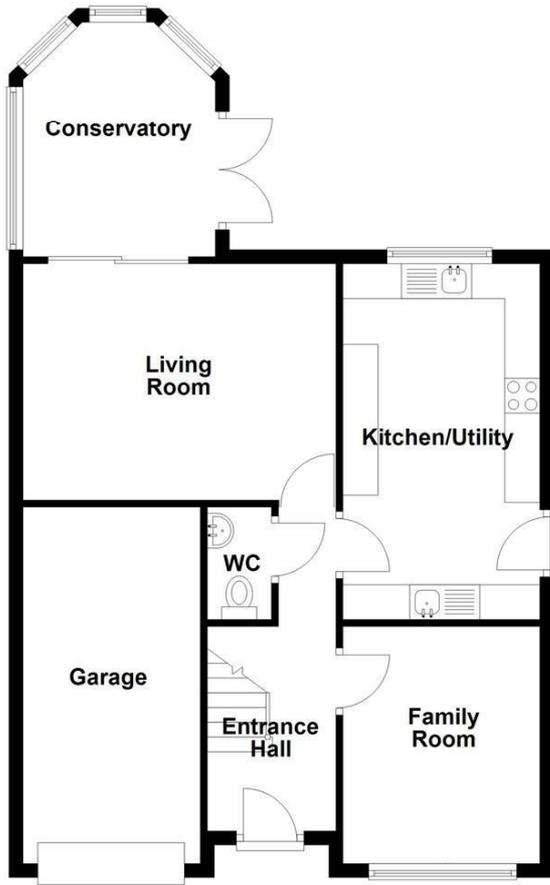
Freehold. Council Tax Band D.

Total Floor Area: 1130 Square Foot / 105 Square Meters.

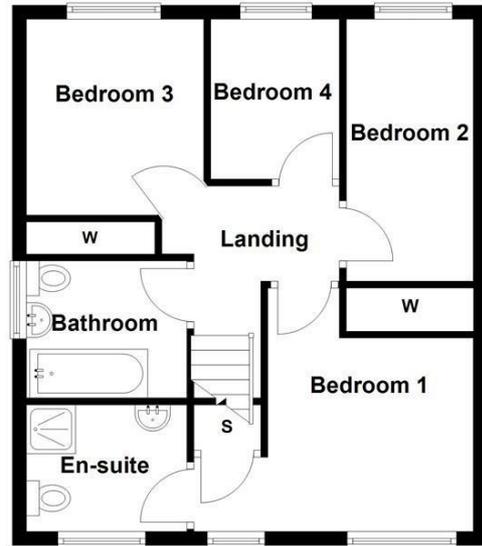
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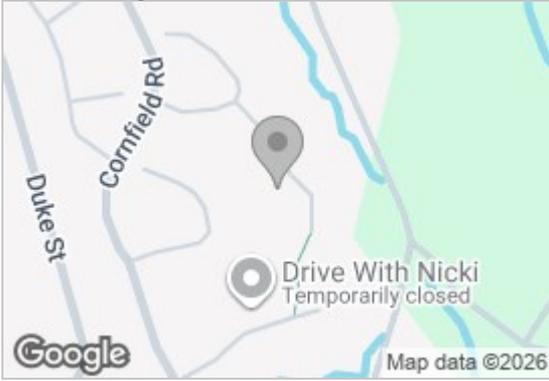
Ground Floor



First Floor



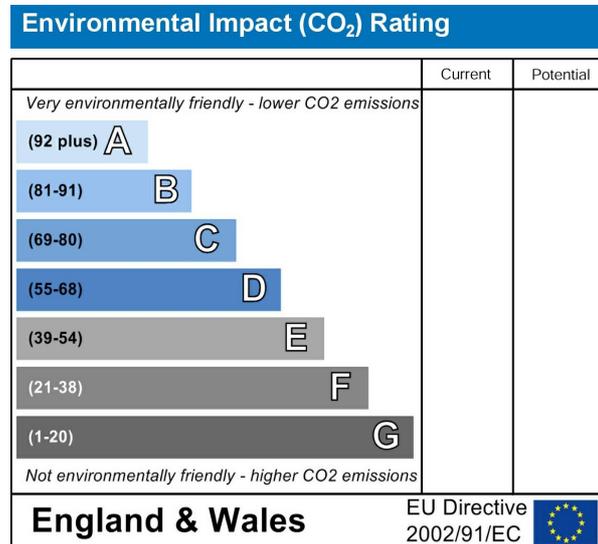
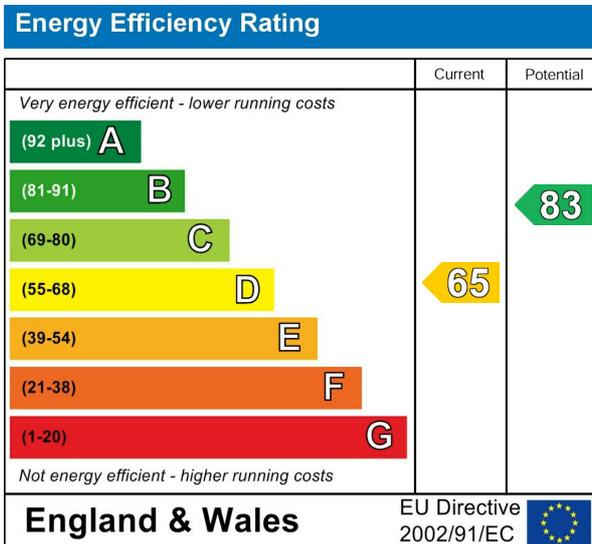
## Road Map



## 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.

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