



## 31 Medway Drive

Biddulph, ST8 7HA

**Price £280,000**



Here at Carters, we are delighted to present this delightful link-detached house, offering an exceptional opportunity for families seeking a spacious and inviting home.

The property features two well-proportioned reception rooms, ideal for both relaxing and entertaining, alongside three generous bedrooms providing plenty of space for family living.

At the heart of the home is a welcoming living room, complete with an Inglenook Yorkstone fireplace and multifuel stove, creating a warm and cosy atmosphere during the colder months. The thoughtful layout ensures comfort and functionality, catering perfectly to modern family life.

Set on a substantial plot, the property offers off-road parking for up to four vehicles and a spacious lawned garden, perfect for children to play, family gatherings, or simply enjoying the outdoors in a tranquil setting. The garage adds further convenience, offering extra storage or potential for a workshop.

This home presents a fantastic opportunity for families, as well as a blank canvas for those looking to personalise their living space. Combining spacious interiors, generous outdoor space, and a friendly community, this link-detached house on Medway Drive is a rare find and a must-see for anyone looking to settle in Biddulph.



# 31 Medway Drive

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation. Access to the stairs. Radiator.

## Living / Dining Room

23' x 17' (7.01m x 5.18m)

UPVC double glazed window to the rear elevation. Hardwood single glazed window to the front elevation having secondary glazing. Aluminium double glazed sliding doors to the rear elevation providing access to the garden.

Stone inglenook fireplace with a multifuel stove burner, yorkstone hearth and a wooden mantle. Coving to ceiling. Fitted storage cupboard. Two wooden feature ceiling beams. Feature wall lighting. Two radiators.

## Kitchen

11'7" x 12'7" (3.53m x 3.84m)

UPVC double glazed window to the front elevation.

Solid wood fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Double bowl kitchen sink with a mixer tap. Built in electric oven. Built in microwave. Five ring gas hob. Space for a fridge. Coving to ceiling. Partially tiled walls. Radiator. Tiled flooring.

## Dining Room

12'5" x 8'10" (3.78m x 2.69m)

Hardwood single glazed window to the front elevation with secondary glazing. Feature wooden ceiling beams. Feature wall lights. Radiator.

## Utility Room

8'6" x 9' (2.59m x 2.74m)

Hardwood single glazed window to the rear elevation with secondary glazing. Wooden single glazed entrance door to the rear elevation.

Fitted wall and base units with laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Space for a fridge freezer. Space and plumbing for a washing machine. Space for a tumble dryer.

## W.C

Hardwood single glazed window to the front elevation. Pedestal wash hand basin. Low level w.c. Coving to ceiling. Tiled walls. Vinyl flooring.

## Stairs and Landing

Hardwood single glazed window to the side elevation with secondary glazing. Coving to ceiling. Built in storage cupboard. Radiator.

## Bedroom One

9'10" x 10' (3.00m x 3.05m)

UPVC double glazed window to the front elevation. Coving to ceiling. Built in wardrobes with a mirror frontage. Access to the loft which is partially boarded. Radiator.

## Bedroom Two

9'11" x 11'11" (3.02m x 3.63m)

UPVC double glazed window to the rear elevation. Coving to ceiling. Radiator.

## Bedroom Three

7'11" x 8'11" (2.41m x 2.72m)

UPVC double glazed window to the rear elevation. Radiator.

## Bathroom

UPVC double glazed window to the front elevation.

Four piece bathroom suite comprising of; panel bath with an electric shower over, countertop sink with a vanity storage unit under, low level w.c. and a bidet.

Fully tiled walls. Chrome heated towel rail.

## Garage

16'11" x 13' (5.16m x 3.96m)

Wooden double doors to the front elevation. Wooden entrance door to the side elevation. Hardwood single glazed window to the rear elevation.

Power and lighting.

## Externally

To the front of the property, a tarmac driveway provides off-road parking for up to four vehicles and is complemented by a neatly lawned garden stocked with a variety of seasonal plants and shrubs. A gated side access leads to the rear of the property.

To the rear, the property benefits from a particularly generous garden, predominantly laid to lawn, and further enhanced by two external water taps, a

greenhouse, and a timber storage shed.

## Additional Information

Freehold. Council tax band C.

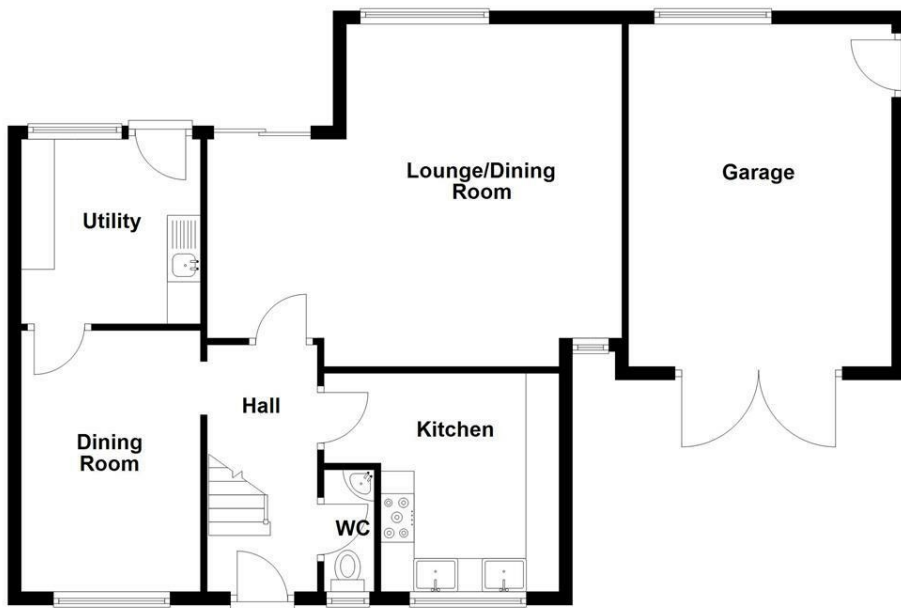
Total Floor Area: 113 Square Metres / 1216 Square Feet.

## Disclaimer

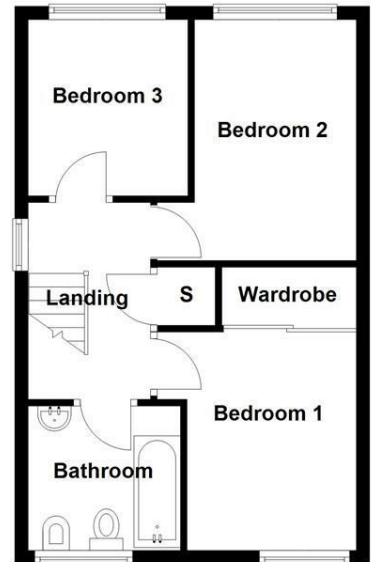
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Ground Floor



First Floor





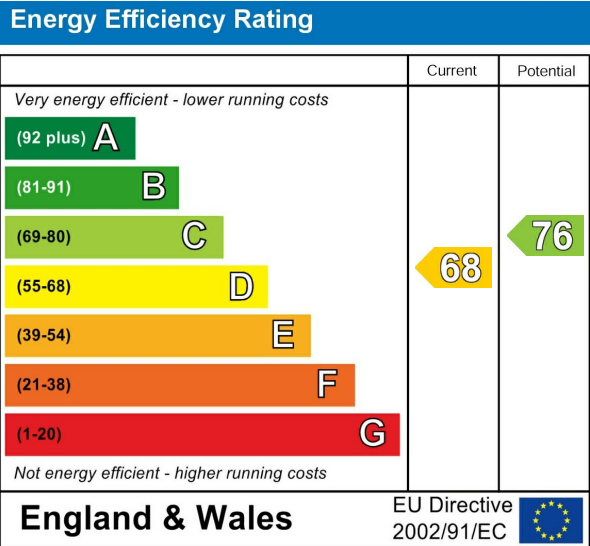
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

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