Whittaker & Biggs Est. 1930
Rostons Group







137 John Street, Biddulph, Stoke-On-Trent, ST8 6HP

£220,000

- Extended Family Home
- Open-Plan Living & Dining Space With Bi-Folding Doors & Partially Vaulted Ceiling
- Entrance Hall With Bespoke Reading Nook
- Lounge With Media Wall
- Stylish Kitchen With Modern High-Gloss Cabinetry
- Versatile Additional Ground Floor Room
- Rear Bedroom Split Into Two Sleeping Areas Ideal For Young Children
- Landscaped Generous Rear Garden
- Within Convenient Reach Of Biddulph Town Centre

34 High Street, Biddulph, Staffordshire, ST8 6AP 01782 522117
biddulph@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

137 John Street, Stoke-On-Trent ST8 6HP

An Exceptional, Substantially Extended Family Home Occupying a Generous Plot with Extensive Landscaped Gardens

A truly deceptive family home, occupying an unusually generous plot for its location and having undergone an extensive programme of extension, improvement and contemporary refurbishment by the current owners. This impressive property offers a wealth of versatile accommodation, high-quality finishes and exceptional outdoor space, creating a home that is quite unlike many others within its immediate surroundings.

4 2 2 C

Council Tax Band: A





Situated on John Street, within convenient reach of Biddulph town centre and its range of shops, amenities and everyday facilities, the property combines the convenience of a central location with the unexpected benefit of an extensive rear garden, offering tremendous appeal for growing families.

The current owners have significantly transformed the property, most notably through a substantial rear extension which has created a superb open-plan living and dining space. Designed with modern family life in mind, this impressive addition features a partially vaulted ceiling with twin skylights, contemporary lighting and expansive bi-folding doors opening directly onto the landscaped gardens. The seamless connection between the indoor and outdoor spaces makes this a particularly appealing setting for both family living and entertaining.

The accommodation has been thoughtfully enhanced throughout, with an emphasis on contemporary styling, practical design and attention to detail. A welcoming entrance hall features a charming bespoke reading nook beneath the staircase, whilst the separate lounge enjoys a striking fitted media wall, complete with acoustic panelling, integrated shelving, storage and a contemporary electric fire.

A stylish kitchen, fitted with modern high-gloss cabinetry, contrasting work surfaces and integrated appliances, connects the lounge with the extended living and dining accommodation. Continuous oak-effect herringbone flooring adds a cohesive finish throughout much of the ground floor.

Further enhancing the property's versatility is an additional ground-floor room, currently utilised as a playroom but equally suitable as a home office, study or occasional bedroom, depending on individual requirements. A separate utility room, ground-floor cloakroom and useful storage facilities provide further practicality for busy family life.

To the first floor, the accommodation continues to offer considerable flexibility. The principal bedroom benefits from fitted mirrored wardrobes, whilst the family bathroom has been beautifully refurbished with a contemporary suite incorporating a bath with rainfall shower arrangement, twin wash hand basins, stylish black fittings and attractive vanity storage.

One particularly interesting feature is the arrangement of the rear bedroom accommodation. Originally designed as one generously proportioned bedroom with en-suite facilities, this area has been adapted by the current owners to provide two separate sleeping areas for their daughters, with one room accessed through the other.

This arrangement works particularly well for siblings wishing to have their own individual spaces whilst remaining close together. Equally, the accommodation offers the exciting potential to be reconfigured into a substantial principal bedroom suite, complete with a dedicated dressing area and en-suite shower room. This adaptability is a real advantage, allowing the accommodation to evolve alongside the changing requirements of its owners.

Externally, the scale of the plot is undoubtedly one of the property's most outstanding attributes. The exceptionally generous rear garden is a genuine rarity for a property in such a convenient town-centre location and has been extensively landscaped to create a series of distinct outdoor areas.

Immediately adjoining the rear extension is a substantial contemporary paved terrace, providing an impressive setting for outdoor dining, entertaining and relaxation. Beautifully constructed raised brick planting beds, attractive borders and integrated seating areas complement the high-quality landscaping, whilst steps lead to further garden areas beyond.

The sheer depth of the garden becomes particularly apparent as it extends away from the house, providing an abundance of additional outdoor space, currently accommodating children's play equipment and recreational areas. Mature trees form an attractive backdrop, creating a wonderful environment for family enjoyment and outdoor activities.

The attention to detail extends to the frontage, which has also been attractively landscaped with contemporary paving, timber-edged raised beds, decorative stone and feature LED lighting, complemented by a covered entrance canopy.

Although the property does not benefit from private off-road parking, on-street parking is available within the surrounding area, subject to availability.

This is a home that really must be viewed to appreciate the remarkable extent of the accommodation, the quality of the improvements and, above all, the exceptional proportions of the plot. Offering an enviable combination of contemporary open-plan living, flexible bedroom arrangements and extensive landscaped gardens, this substantially extended property represents a rare opportunity to acquire a distinctive and highly individual family home within easy reach of Biddulph town centre.

Covered Canopy Entrance
Having a UPVC-clad ceiling with recessed LED lighting and a modern UPVC double-glazed entrance door incorporating clear glazed panels.

Entrance Hall
17'6" in length
A welcoming entrance hall having a turning staircase leading to the first-floor landing, radiator, recessed LED ceiling lighting and continuous oak-effect herringbone tiled flooring. A particular feature is the bespoke reading nook with integrated LED lighting.

Inner Hallway
Having a walk-in storage cupboard, radiator, recessed LED ceiling lighting and continuous oak-effect herringbone tiled flooring. Access to the utility room and ground-floor cloakroom.

Ground Floor Cloakroom
Having a newly installed contemporary suite comprising a wash hand basin and low-level WC, complemented by modern fittings.

Utility Room
6'5" x 7'9"

Lounge
10'7" x 11'9" (into alcove)
A beautifully presented lounge featuring a bespoke fitted media wall with an acoustic-panelled backdrop, incorporating display shelving, storage and a remote-controlled LED electric fire. Recessed LED ceiling lighting, radiator, UPVC double-glazed window to the front aspect and oak-effect herringbone tiled flooring. Open access leads through to the kitchen.

Kitchen
11'5" x 10'2"
Having a modern range of white high-gloss wall-mounted cupboards and base units with concrete-effect work surfaces incorporating a black composite one-and-a-half-bowl sink with flexible spray mixer tap.

Integrated appliances include an electric double oven incorporating a grill, four-ring touch-control induction hob with a double-width matt black chimney-style extractor hood above. Space for an American-style fridge freezer and plumbing for a washing machine.

Additional features include LED plinth lighting, recessed LED ceiling lighting and continuous oak-effect herringbone tiled flooring. Open access leads into the extended living and dining room.

Extended Open-Plan Living and Dining Room

11'7" extending to 12'7" x 18'11"

An impressive extended living and dining space, providing versatile accommodation ideal for modern family living and entertaining.

Featuring a partially vaulted ceiling incorporating twin Velux skylights, recessed LED ceiling lighting, wall light points, radiators and a mains-connected smoke alarm. The continuous oak-effect herringbone tiled flooring creates a seamless flow from the adjoining kitchen.

Bi-folding doors open directly onto the landscaped rear gardens, providing an excellent connection between the indoor and outdoor living spaces.

Playroom/ Study/ Bedroom Four

5'3" x 10'4"

A versatile additional room suitable for a variety of uses, including a playroom, home office or occasional fourth bedroom. Having a ceiling skylight, recessed LED lighting and a contemporary vertical anthracite radiator.

First Floor Accommodation

First Floor Landing

Having a UPVC double-glazed window to the front aspect and recessed LED ceiling lighting. Providing access to the bedrooms, bathroom and inner landing.

Bedroom One

10'8" – second measurement to be confirmed

Having a UPVC double-glazed window to the front aspect, fitted wardrobes with sliding mirrored doors incorporating hanging rails and storage, contemporary vertical anthracite radiator and recessed LED ceiling lighting.

Bedroom Three

8'6" x 6'10"

Having a ceiling skylight, contemporary radiator and recessed LED ceiling lighting.

Inner Landing

Having recessed LED ceiling lighting, contemporary radiator and access to the loft space. A useful fitted desk area incorporates overhead storage and shelving, creating an ideal study or workstation.

Family Bathroom

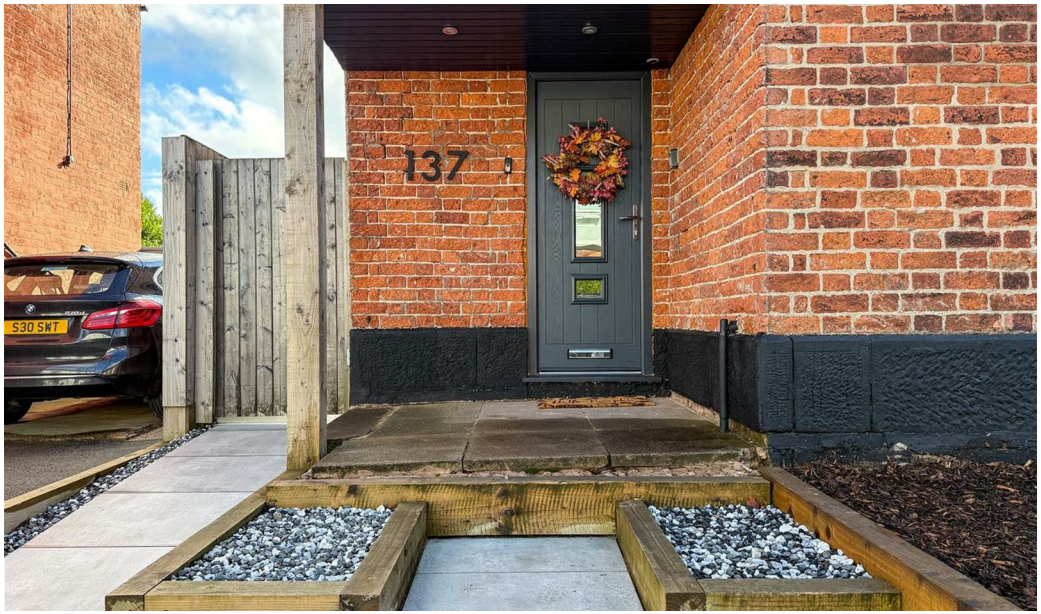
7'7" x 8'1"

Having a beautifully appointed, recently installed contemporary bathroom suite comprising a panelled bath with twin shower arrangement, incorporating a fixed rainfall showerhead and separate flexible shower attachment.

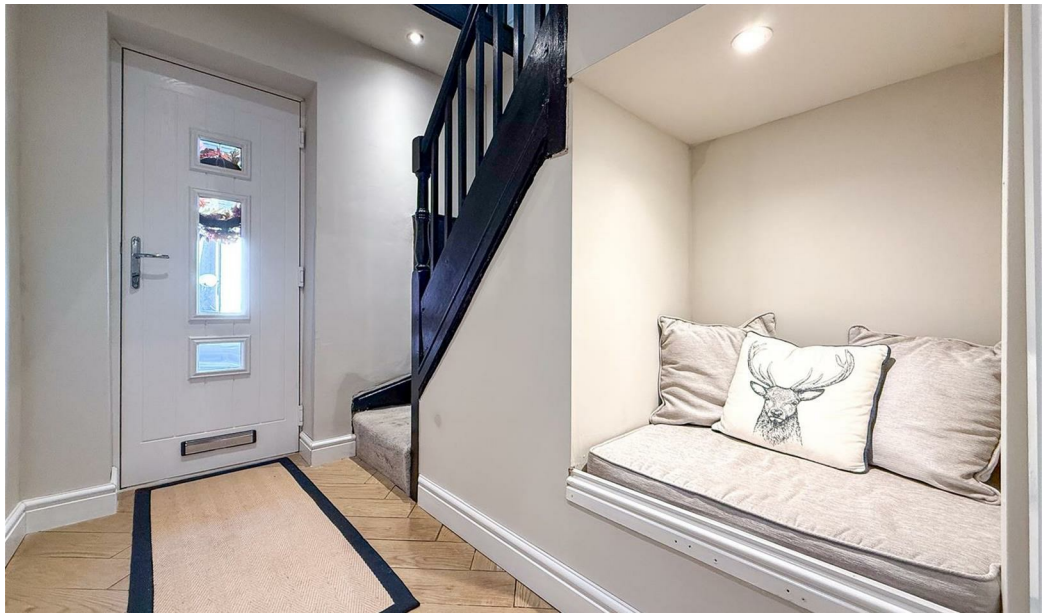
Twin countertop wash hand basins are set upon an oak-effect vanity worktop with drawer storage beneath, complemented by wall-mounted matt black taps and coordinating fittings.

A low-level WC with concealed cistern is complemented by recessed shelving with integrated LED lighting.

Additional features include a contemporary heated towel radiator, tiled flooring, extractor fan and recessed LED ceiling lighting.









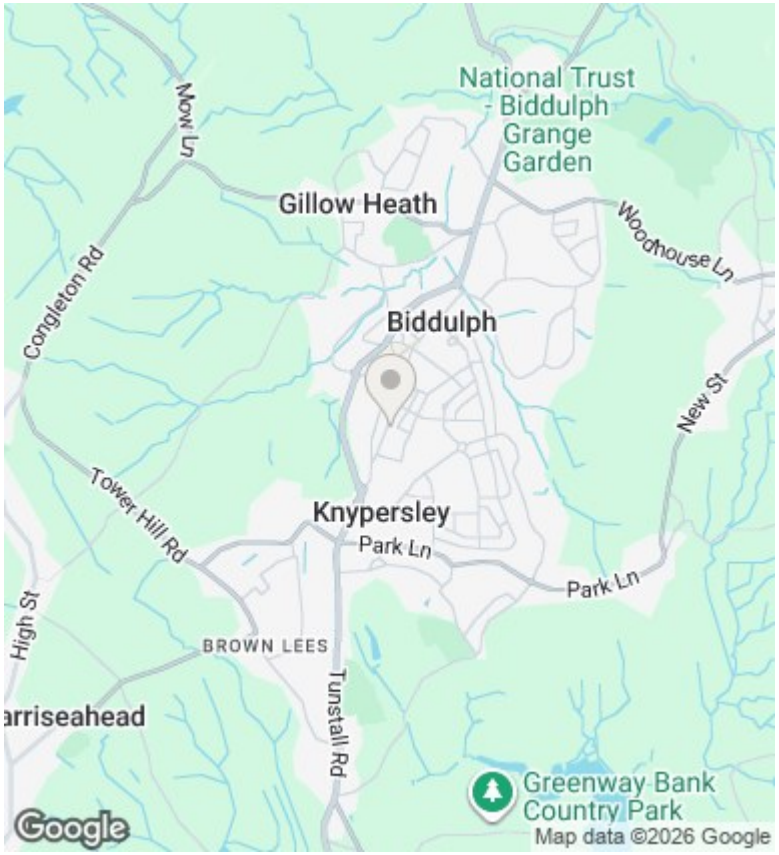












Directions

Viewings

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

Council Tax Band

A

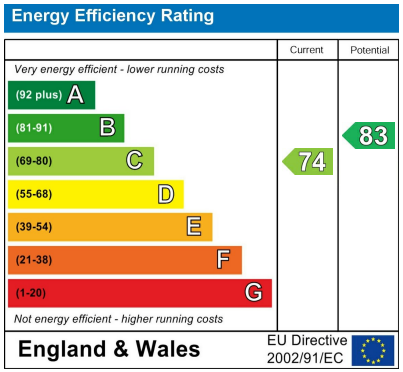


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

34 High Street, Biddulph, Staffordshire, ST8 6AP
01782 522117
biddulph@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/