



24 Asquith Close, Biddulph, Stoke-On-Trent, Staffordshire, ST8 7LN

Asking Price £270,000

- Individual Extended Semi-Detached Home
- Kitchen Having Central Island With Cooking Station And Built-In Seating Booth
- Spacious Luxurious Bathroom
- Wrap-Around Gardens And Detached Garage
- Arranged Over Two Floors
- Separate Lounge With Media Wall
- Two Further Bedrooms To The First Floor With Vaulted Ceilings And Skylight
- Extended Open-Plan Living And Dining Kitchen With Bi-Folding Doors
- Ground Floor Bedroom With Fitted Wardrobes
- Views On The Horizon Towards Mow Cop

24 Asquith Close, Stoke-On-Trent ST8 7LN

This individual extended semi-detached home offers exceptional and versatile accommodation arranged over two floors, combining modern open-plan living with flexible bedroom space that will appeal to a wide range of buyers.

Located on Asquith Close, the property also adjoins Thames Drive where the detached garage and double-width driveway can be accessed, providing excellent parking and practicality.



Council Tax Band: B



A standout feature of the home is the impressive extended open-plan living and dining kitchen, designed as the true hub of the property. This superb space incorporates a central island with cooking station, a built-in seating booth and a range of on trend units complemented by quality integrated appliances. Bi-folding doors open directly onto an enclosed courtyard, creating a seamless connection between indoor and outdoor living while allowing plenty of natural light to flood the room. The property also enjoys wrap-around gardens to three sides, offering a generous amount of outdoor space.

In addition to the open-plan living area, there is a separate lounge which provides a comfortable retreat, featuring a modern media wall and pleasant views across the horizon towards Mow Cop.

The accommodation is particularly versatile, with a well-proportioned ground floor bedroom complete with fitted wardrobes, ideal for those seeking single-level living or future-proofing. The spacious luxurious bathroom is also located on the ground floor and is fitted with both a bath and a walk-in shower cubicle.

The entrance hall has been updated with Karndean flooring, bespoke built in under stairs storage and a modern wooden glazed staircase.

To the first floor are two further bedrooms, both enhanced by vaulted ceilings and skylights that bring in plenty of natural light while enjoying far-reaching views towards Mow Cop.

Externally, the property benefits from wrap-around gardens and an enclosed courtyard with bi-folding doors leading into the kitchen. The front and rear gardens are fully enclosed and offer useable garden space along with a detached garage and double-width driveway accessed from Thames Drive.

This is a rare opportunity to acquire a distinctive home offering spacious and flexible accommodation, modern finishes and a layout well suited to both families and those looking for adaptable living space.

Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

Entrance Hall

Having a UPVC double glazed entrance door with obscure glazed panelling and matching side panel. Karndean oak effect flooring, modern wooden glazed staircase with stairs leading to the first floor landing. Radiator, bespoke built-in feature under stairs store cupboards with bi-fold doors.

Ground Floor Bedroom

9'5" x 12'8" into wardrobe

Having a UPVC double glazed window to the rear aspect, radiator, electric for a wall mounted TV. Fitted quality sliding wardrobes with mirrored end panel.

Bathroom

11'1" x 7'9"

Luxurious bathroom having a walk-in shower with glazed shower screen and twin thermostatically controlled shower, including a rainfall showerhead and detachable shower. Double ended panelled bath with water fall style mixer tap. Matching vanity storage unit with incorporating WC and concealed cistern and countertop over, wall mounted wash hand basin in vanity storage unit with waterfall mixer tap, incorporating tallboy storage and mirror cabinetry. Fully tiled walls, wall mounted full length column style modern radiator, additional chrome heated towel radiator. Recessed LED lighting and extractor fan to ceiling, UPVC double glazed obscured window to the rear aspect. Tiled floor.

Extended Open Plan Living And Dining Kitchen

19'0" x 18'3"

Having an incorporating central cooking and seating island. Cooking station with suspended chimney style extractor fan, Hotpoint touch control induction hob, incorporating storage and seating booth for 4 to 5 people. Range of on-trend grey glass handleless units with composite worksurface over having an insect black composite sink unit with mixer tap over. Range of quality integral appliances including a double electric oven and combination grill, separate microwave grill. Space and plumbing for washing machine and dishwasher in defined utility space. Niche for an American fridge freezer. Marble effect high gloss tiled flooring, tall standing modern radiator, recessed LED lighting to ceiling. Twin UPVC double glazed windows to the front aspect enjoying views on the horizon over Mow Cop in addition to the bi-folding doors opening out onto the private enclosed courtyard.

Lounge

15'10" x 10'1"

Having an incorporating built-in media wall with inset for a flat screen TV and sound bar incorporating feature gas fire with real log effect. Acoustic panelling to chimney breast inset. UPVC double glazed window to the front aspect with views on horizon over Mow Cop, radiator. Coving to ceiling.

First Floor Landing

Having storage to eaves, mains fitted smoke alarm and recess lighting.

Bedroom Two

12'1" x 12'7" please note wall to wall measurement

Dual aspect skylights to vaulted ceiling with central LED recessed lighting. Storage to eaves.

Bedroom Three

11'1" x 12'4" please note wall to wall measurement

Having twin skylights to vaulted ceiling with views over Mow Cop. UPVC double glazed window to the side aspect. Radiator, storage to eaves. Recessed LED lighting.

Externally

The property has wraparound fully enclosed gardens to three sides enjoying a good degree of privacy. The front garden is laid to lawn with gated access through to the paved courtyard with timber sleeper borders stocked with assortment of plants. Gated access to the rear garden which has an adjoining patio and lawn with steps up to the shed and gated access to the detached garage and double width driveway. The detached garage is vehicular accessible from Thames Drive.





Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC