



## 30 Geneva Way

Biddulph, ST8 7FE

**Price £310,000**



Carters are pleased to present to the market this meticulously maintained and extensively upgraded detached family home, situated in a sought-after modern residential development in Biddulph. Ideally positioned within close proximity to local schools, this property offers an excellent opportunity for family living.

The accommodation features a contemporary fitted kitchen and dining area, appointed with solid wood butcher block work surfaces, a Belfast sink, integrated appliances, and a Rangemaster oven. The dining space provides ample room for formal and informal dining and benefits from French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living.

The lounge is generously proportioned, with a bay window and an elegant electric fire with stone surround, providing a welcoming and refined living space.

On the first floor, the property comprises three well-appointed bedrooms, including a master suite with en suite facilities. The family bathroom is fitted with a high-quality three-piece suite, reflecting the overall standard of the property.

Externally, the property offers a lawned garden and patio area, off-road driveway for two vehicles plus an external garage.

This property represents an outstanding opportunity to acquire a stylish and thoughtfully presented family home in a desirable location.

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## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Recessed ceiling down lighters. Access to the stairs. Built in storage cupboard. Radiator.

## Living Room

17'11" x 10'8" (5.46m x 3.25m)

UPVC double glazed bay window to the front elevation having fitted wooden shutter blinds. UPVC double glazed french doors to the rear elevation.

Two radiators. Electric fire with a stone surround. TV aerial point.

## Kitchen Area

9'10" x 8'9" (3.00m x 2.67m)

UPVC double glazed window to the front elevation fitted wooden shutter blinds.

Fitted contemporary shaker style kitchen with a range of wall, base and drawer units. Solid wood butcher block work surfaces. Belfast sink. Rangemaster with a double oven, grill and five ring gas hob. Rangemaster extractor hood. American style fridge freezer. Built in microwave. Integrated washing machine. Integrated dishwasher. Recessed ceiling down

lighters. Pendant lighting. Tiled flooring.

## Dining Area

15'1" x 8'1" (4.60m x 2.46m)

UPVC double glazed french doors to the rear elevation. Pendant lighting. Cast iron radiator. Tiled flooring.

## W.C

Pedestal wash hand basin. Low level w.c. Extractor fan. Radiator. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the front elevation with fitted wooden shutter blinds. Built in storage cupboard.

## Bedroom One

17'11" x 8'11" (5.46m x 2.72m)

UPVC double glazed windows to the front and rear elevations having fitted wooden shutter blinds. Two radiators.

## En Suite

UPVC double glazed window to the rear elevation. Three piece modern suite comprising of a shower enclosure with a wall mounted shower, pedestal wash hand basin and a low level w.c. Extractor fan. Partially tiled walls. Chrome heated towel rail. Tiled flooring.

## Bedroom Two

10'8" x 8'9" (3.25m x 2.67m)

UPVC double glazed window to the front elevation having fitted wooden shutter blinds. Radiator.

## Bedroom Three

10'8" x 8'9" (3.25m x 2.67m)

UPVC double glazed window to the rear elevation having fitted wooden shutter blinds. Fitted wardrobes. Radiator.

## Family Bathroom

UPVC double glazed window to the front elevation. Three piece fitted bathroom suite comprising of; panel bath with a hand held shower attachment, pedestal wash hand basin and a low level w.c. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Tiled flooring.

## Garage

Up and over garage door to the front elevation. Power and lighting.

## Externally

At the rear, the property boasts a beautifully lawned garden with a secure gate leading to the off-road parking/driveway. Enjoy the added charm of a greenhouse and a peaceful, private

setting, completely free from overlooking neighbours—ideal for relaxing or entertaining in privacy.

## Additional information

Freehold.

Council Tax Band D.

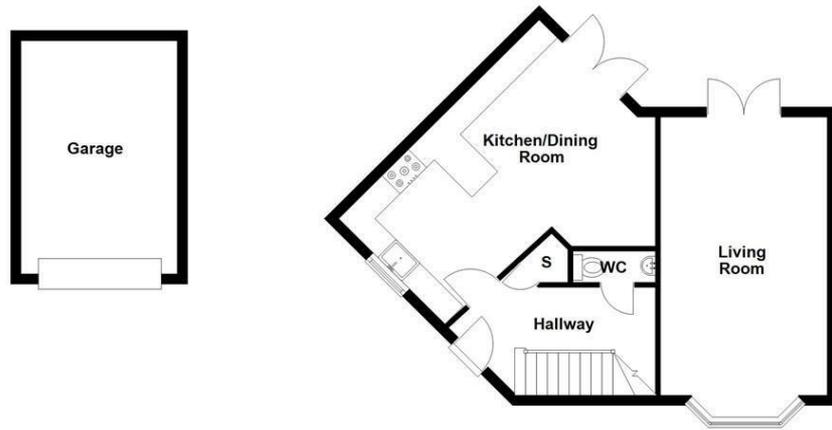
TOTAL FLOOR AREA: 104 SQUARE METRES / 1119 SQUARE FOOT.

## Disclaimer

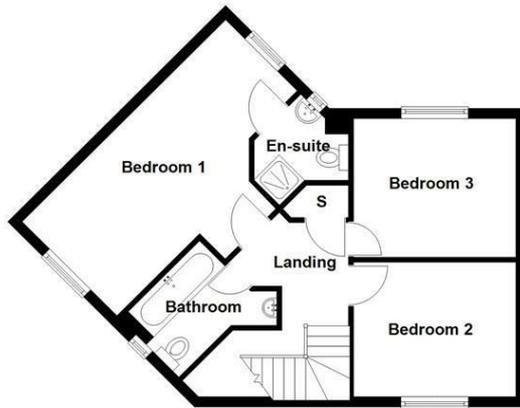
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Tel: 01782 470391

Ground Floor



First Floor



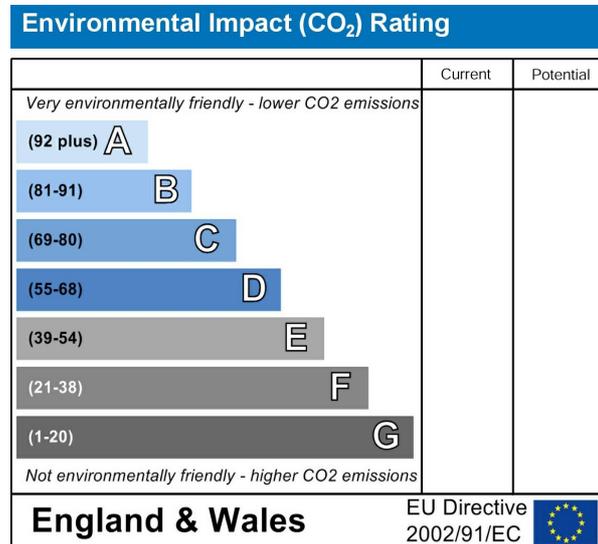
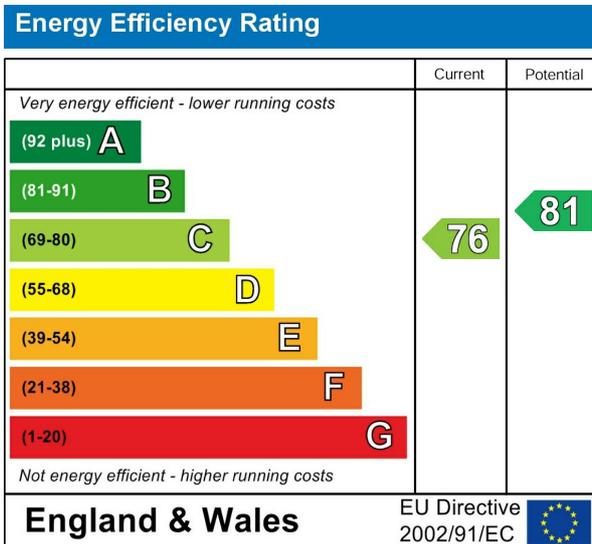
## Road Map



## 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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