



## 10 Moorland Heights

Biddulph, ST8 6TN

**Price £320,000**



### OFFERED WITH NO CHAIN – EARLY VIEWING STRONGLY ADVISED

Carters are pleased to offer for sale this exceptional detached family residence, immaculately presented throughout and situated in a highly desirable location within comfortable walking distance of the town centre and in close proximity to well-regarded local schools.

The accommodation is arranged to provide both elegant and practical living space. Upon entry, the welcoming reception hallway leads to a beautifully appointed lounge featuring a marble fireplace and solid wood flooring, with double doors opening into a formal dining room. This, in turn, leads to a rear conservatory, creating an ideal environment for entertaining and family living alike.

The property further benefits from a stunning contemporary fitted kitchen, finished to a high specification with fully integrated appliances and sleek modern units, complemented by a separate utility area. A ground floor WC completes the downstairs accommodation.

To the first floor are four well-proportioned bedrooms, including an impressive principal bedroom with en suite facilities, together with a modern three-piece family bathroom.

Externally, the property boasts a tarmac driveway to the front providing off-road parking for up to three vehicles, with gated side access leading to the rear.

The generous rear garden is attractively landscaped, featuring an Indian stone patio area and a well-maintained lawn. A children's climbing frame, slide, and trampoline are all included within the sale. Further benefits include an external double power socket and outside tap, while the garden enjoys far-reaching countryside views.

This outstanding family home is offered to the market with no onward chain. Early viewing is highly recommended to avoid disappointment.



# 10 Moorland Heights

Biddulph, ST8 6TN

Price £320,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation. Access to the stairs. Radiator. Solid wood flooring.

## Living Room

12'2" x 14'3" (3.71m x 4.34m)  
UPVC double glazed window to the front elevation. Coving to ceiling. Electric fire with a marble surround and mantle. Under stairs storage cupboard. Radiator. TV point. Solid wood flooring. Double doors to the rear leading to the dining room.

## Dining Room

8'8" x 8'10" (2.64m x 2.69m)  
UPVC double glazed french doors to the rear elevation leading to the conservatory. Radiator. Solid wood flooring.

## Kitchen

10'4" x 8'6" (3.15m x 2.59m)  
UPVC double glazed window to the rear elevation. Modern high gloss handleless kitchen with a range of wall, base and drawer units. Laminate work surfaces. Resin sink with a mixer tap and a drainer. Built in electric double oven. Built in four ring induction hob with a glass splashback. Built in extractor hood. Integrated fridge freezer. Integrated dishwasher. Recessed ceiling down lighters. LED Plinth lighting. Laminate flooring.

## Utility Room

4'9" x 8'6" (1.45m x 2.59m)  
UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the side elevation. Internal door to the garage. Recessed ceiling down lighters. Fitted base units with laminate work surfaces. Resin sink with a mixer tap and a drainer. Washing machine and tumble dryer. Laminate flooring.

## Conservatory

13'7" x 9'2" (4.14m x 2.79m)  
UPVC double glazed french doors to the side elevation leading to the rear garden. UPVC double glazed windows to the side and rear elevation. Luxury vinyl flooring in a wood effect.

## W.C

UPVC double glazed window to the front elevation. Low level w.c. Pedestal wash hand basin with a tiled splashback. Radiator. Tiled flooring.

## Stairs and Landing

Access to the loft space.

## Bedroom One

9'5" x 12'11" (2.87m x 3.94m)  
UPVC double glazed window to the front elevation. Fitted wardrobes. Built in over stairs storage cupboard. Radiator.

## En Suite

UPVC double glazed window to the front elevation. Corner shower cubicle with a high pressure shower. Pedestal wash hand basin. Recessed w.c. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Tiled walls. Tiled flooring.

## Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)  
UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Three

8'10" x 8'10" (2.69m x 2.69m)  
UPVC double glazed window to the rear elevation. Radiator.

## Bedroom Four

8'10" x 6'8" (2.69m x 2.03m)  
UPVC double glazed window to the front elevation. Radiator.

## Garage

8'2" x 17' (2.49m x 5.18m)  
Up and over garage door to the front elevation. Integral door to the rear elevation leading to the utility room. Power and lighting.

## Externally

To the front of the property is a tarmac driveway providing off-road parking for three vehicles, with gated side access leading to the rear garden. To the rear is a generous garden

featuring an Indian stone patio area and a lawn with a children's climbing frame, slide and trampoline, all included within the sale. Additional benefits include a double power socket and an outside tap, while the garden enjoys far-reaching countryside views.

## Additional Information

Freehold. Council Tax Band D.

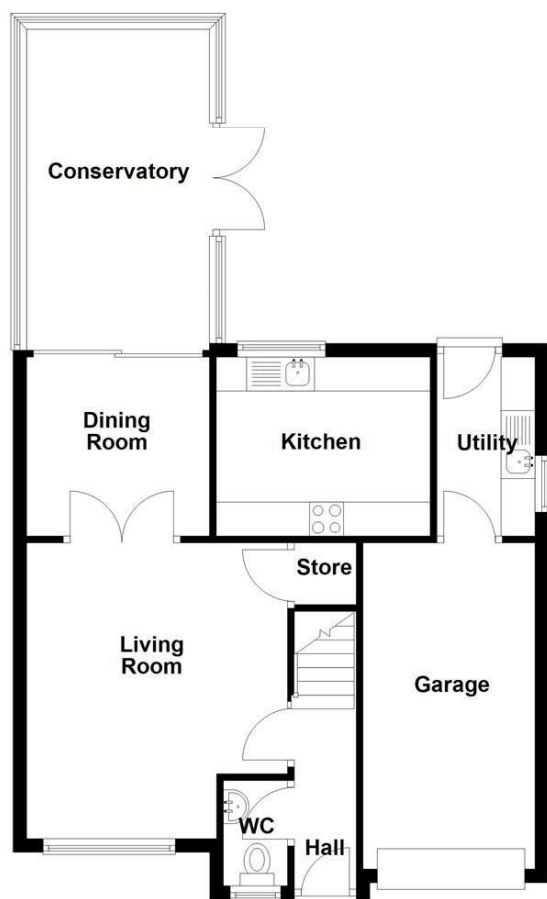
Total Floor Area: 1106 Square Foot / 103 Square Meters.

## Disclaimer

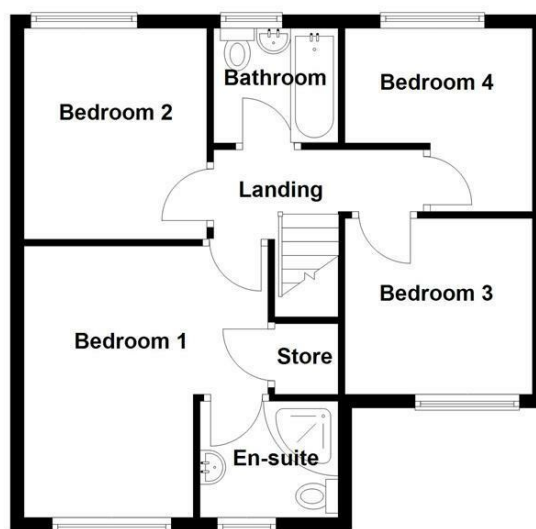
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



First Floor





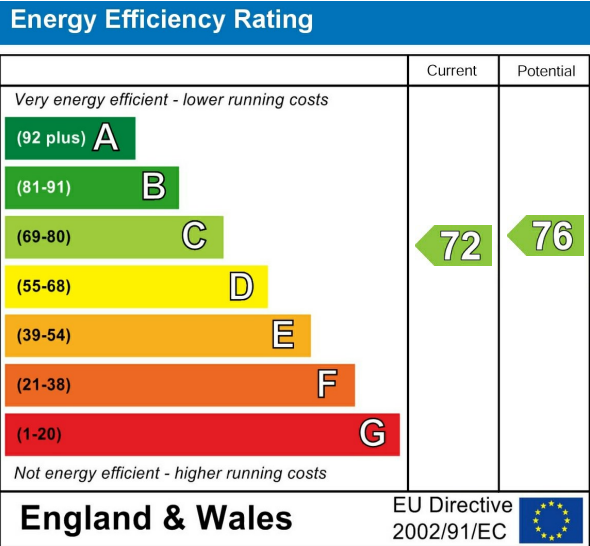
Road Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.