



## 11 Dove Grove

Biddulph, ST8 7HE

**Price £280,000**



Carters are delighted to present this beautifully maintained modern link-detached family home, ideally positioned on a quiet cul-de-sac with breathtaking countryside views, including the striking Mow Cop Castle. This property offers the perfect setting for growing families seeking both comfort and tranquillity.

Upon entering, you are greeted by a welcoming entrance hall, providing access to a convenient ground floor W/C and the integral garage. The contemporary fitted kitchen is both stylish and practical, offering an ideal space for everyday living. To the rear, the spacious lounge/dining area is filled with natural light, featuring a window and sliding patio doors that open out onto the rear garden.

Upstairs, the property boasts three generously sized bedrooms, providing ample space for family members or guests, along with a sleek and modern family bathroom.

Externally, the home benefits from excellent parking facilities, with a driveway and garage accommodating multiple vehicles. The private rear garden is thoughtfully designed for low maintenance, featuring a paved patio area that leads to a landscaped garden—perfect for relaxing in the sunshine or entertaining family and friends.

The location further enhances the appeal, with well-regarded local schools and amenities close by. For those who enjoy the outdoors, scenic walks can be found just a short drive away at nearby country parks and reservoirs, offering a peaceful escape into nature.

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## Entrance Porch

UPVC double glazed entrance door to the side elevation. UPVC double glazed windows to the front and side elevations.

## Entrance Hallway

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation. UPVC double glazed entrance door to the garage. Coving to the ceiling. Two radiators. Solid wood flooring.

## Living / Dining Room

18' x 11'10" (5.49m x 3.61m)  
UPVC double glazed window to the rear elevation having a made to measure blind. UPVC double glazed sliding doors to the rear elevation leading to the garden. Coving to the ceiling. Gas fire with an attractive surround. Radiator. TV point. Solid wood flooring.

## Kitchen

8'8" x 11'9" (2.64m x 3.58m)  
UPVC double glazed window to the front elevation with a made to measure fitted blind. Modern fitted kitchen having a range of wall, base and drawer units and laminate work surfaces. Inset double stainless steel sink with a mixer tap. Space for an oven. Built in extractor hood. Space for a fridge freezer. Radiator. LVT flooring.

## Cloakroom / W.C

Mid level w.c. Wall mounted sink with a tiled splashback. Coving to the ceiling. Vinyl flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation. Dado rail. Coving to the ceiling.

## Bedroom One

9'11" x 11'8" (3.02m x 3.56m)  
UPVC double glazed window to the front elevation having a made to measure blind. Coving to the ceiling. Ceiling fan light. Access to the loft which is boarded and has a ladder. Radiator.

## Bedroom Two

11'10" x 9'11" (3.61m x 3.02m)  
UPVC double glazed window to the rear elevation with a made to measure blind. Coving to the ceiling. Radiator.

## Bedroom Three

7'9" x 8'9" (2.36m x 2.67m)  
UPVC double glazed window to the rear elevation with a made to measure fitted blind. Coving to the ceiling. Radiator.

## Bathroom

UPVC double glazed window to the front elevation having a made to measure blind. Modern three piece fitted bathroom suite comprising of; a panel bath having a hand held shower; mid level w.c and a countertop sink having storage units under. Aqua paneling to the walls. Recessed ceiling down lighters. Extractor fan. Heated towel rail. Vinyl flooring.

## Summerhouse

UPVC double glazed entrance door and windows. Power, heating and lighting.

## Garage

22'7" x 8'10" (6.88m x 2.69m)  
Up and over garage door to the front elevation. UPVC double glazed entrance door to the rear garden. UPVC double glazed entrance door to the side elevation to the entrance hallway. Plumbing for a washing machine. Power and lighting.

## Externally

To the front of the property, a professionally laid block-paved driveway provides generous off-road parking for multiple vehicles. The space is further enhanced by the inclusion of both hot and cold external water points, offering added practicality and convenience.

To the rear, the property enjoys a South Facing beautifully landscaped, low-maintenance garden, thoughtfully designed to maximise both usability and visual appeal. The garden benefits from far-reaching views towards Mow Cop, creating a tranquil and picturesque setting. A well-appointed paved patio provides an ideal space for outdoor dining and entertaining, while the gravelled garden is attractively planted with a carefully selected range of seasonal flowers, plants, and mature shrubs. A decorative pond adds further charm and character to the space. Additional features include an external water supply, a garden shed for storage, and a secure gated access leading to the front of the property.

## Additional Information

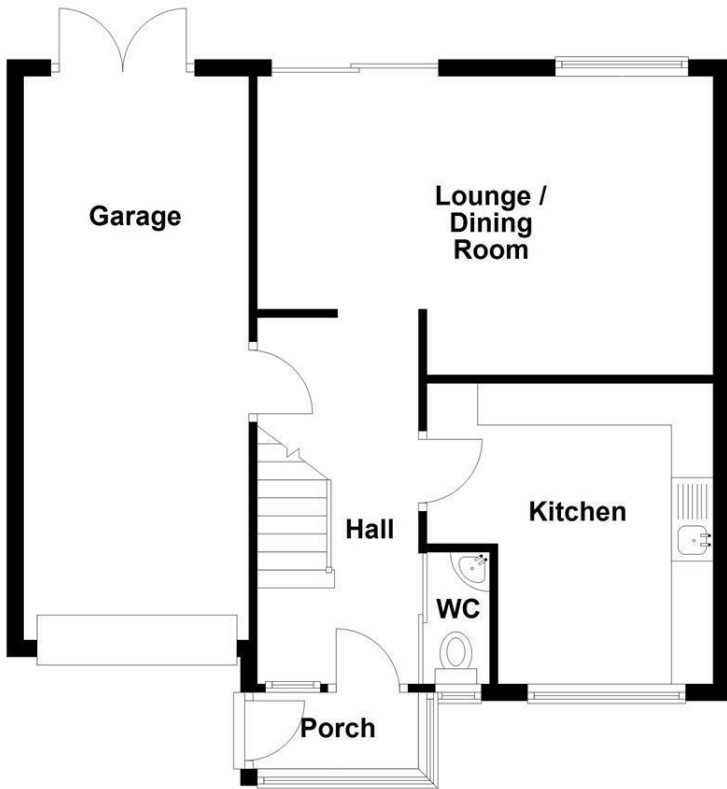
Freehold. Council Tax Band C.

Total Floor Area: TBC.

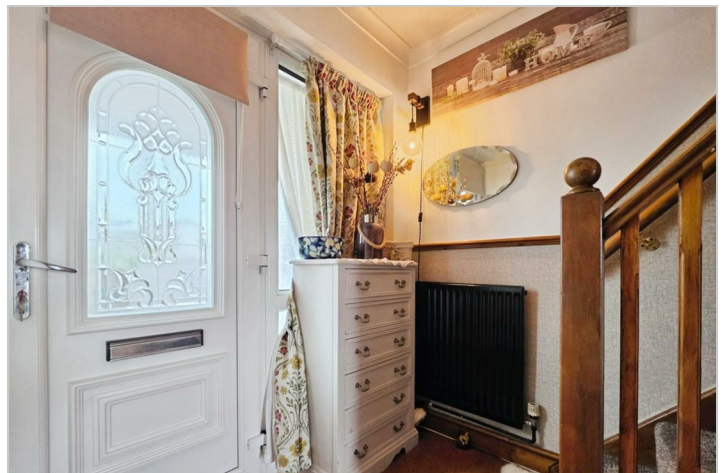
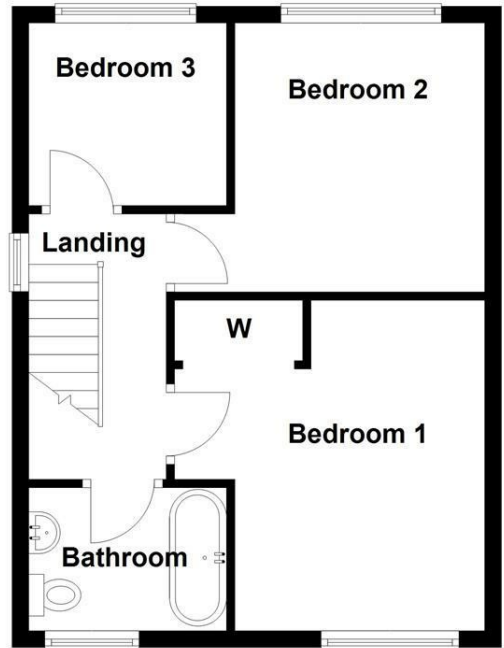
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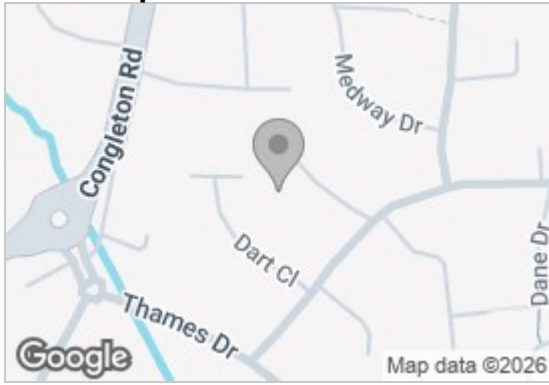
Ground Floor



First Floor



## Road Map



## Hybrid Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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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