



## 30 Cornfield Road

Biddulph, ST8 6TX



**Offers in excess of £325,000**

Carters are proud to present to the market this exceptional and beautifully maintained four-bedroom family home, offering an outstanding combination of space, quality and thoughtfully designed living.

From the moment you step through the front door, the sense of space and presentation is immediately apparent. A welcoming and generously proportioned entrance hall sets the tone for the rest of the property. To the rear, two elegant reception rooms enjoy pleasant views across the landscaped garden, providing versatile spaces ideal for both formal entertaining and relaxed family living. The heart of the home is undoubtedly the superb Howdens fitted kitchen, stylishly appointed and complete with a range oven. Designed with both practicality and aesthetics in mind, this space is perfectly suited to modern family life. A conveniently located ground floor W.C. completes the accommodation at this level.

To the first floor, the property continues to impress with four double bedrooms. Bedrooms one and two benefit from fitted wardrobes, while the principal bedroom is further enhanced by a luxurious en suite shower room. A beautifully finished three-piece family bathroom serves the remaining bedrooms.

Externally, the property enjoys equally impressive surroundings. To the front, a substantial tarmac driveway provides off-road parking for three vehicles and leads to the attached garage. An electric vehicle charging point adds further convenience, alongside gated access to the rear garden.

The landscaped rear garden is a standout feature of this home. A generous composite decking area creates a superb outdoor entertaining space, partially covered by a sleek matt black aluminium pergola with manually adjustable slats, allowing you to adapt the setting to suit the weather. The garden is thoughtfully arranged over three tiers, predominantly laid to lawn, creating depth, interest and a wonderful environment for families and social gatherings alike.

Dont miss this opportunity!

# 30 Cornfield Road

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Offers in excess of £325,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation.

Access to the stairs with under stairs storage cupboard. Coving to the ceiling. Radiator. Amtico flooring.

## Living Room

14'8" x 11'4" (4.47m x 3.45m)

UPVC double glazed window to the rear elevation.

Coving to the ceiling. Attractive fire surround with a marble hearth (gas connection). Radiator. TV point. Solid Oak flooring.

## Dining Room / Office

8'11" x 11'5" (2.72m x 3.48m)

UPVC double glazed french doors to the rear elevation.

Coving to the ceiling. Radiator. Amtico flooring.

## Kitchen

17'10" x 8'5" (5.44m x 2.57m)

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

Howdens bespoke fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Resin one and a half bowl sink with a mixer hose tap. Range oven including two ovens, and a grill, and a seven burner hob. Built in extractor hood. Space for a fridge freezer. Space and plumbing for a dishwasher. Built in breakfast bar. Built in love seat / bench. Coving to the ceiling. Radiator. Tiled flooring.

## W.C

Internal door leading to the attached garage.

Vanity basin unit with storage under

and a tiled splashback. Mid level w.c. Extractor fan. Radiator. Vinyl flooring.

## Stairs and Landing

Access to the loft which is fully boarded. Airing cupboard. Storage cupboard. Radiator.

## Bedroom One

11'10" x 11'9" (3.61m x 3.58m)

UPVC double glazed window to the front elevation.

Coving to the ceiling. Feature alcove with recessed down lighter. Built in wardrobes. Radiator. TV point.

## En Suite

UPVC double glazed window to the front elevation.

Shower cubicle with an electric shower and aqua paneling to the walls. Countertop wash hand basin with storage under. LED vanity mirror. Mid level w.c. Extractor fan. Coving to the ceiling. Recessed ceiling down lighters. Chrome heated towel rail. Vinyl flooring.

## Bedroom Two

14'8" x 12'4" (4.47m x 3.76m)

UPVC double glazed window to the front elevation.

Feature alcove with recessed down lighter. Built in wardrobes. Radiator. TV point.

## Bedroom Three

8'3" x 11'8" (2.51m x 3.56m)

UPVC double glazed window to the rear elevation.

Radiator. TV point.

## Bedroom Four

8'2" x 13'1" (2.49m x 3.99m)

UPVC double glazed window to the rear elevation.

Radiator. TV point.

## Bathroom

UPVC double glazed window to the rear elevation.

Three piece fitted bathroom suite comprising of; panel bath with wall mounted shower over, vanity basin unit with storage under and a recessed w.c. Coving to the ceiling. LED vanity mirror. Aqua paneling. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Vinyl flooring.

## Garage

17'8" x 8'2" (5.38m x 2.49m)

Electric roller garage door to the front elevation.

Power and lighting. Plumbing for a washing machine. Stainless steel sink.

## Externally

To the front of the property is a generous tarmac driveway providing off-road parking for three vehicles and leading to the attached garage. There is an electric vehicle charging point, along with a gate offering convenient access to the rear garden.

The rear of the property boasts a substantial, modern landscaped garden. A generous composite decking area creates an ideal space for outdoor entertaining and is partially covered by a matt black aluminium pergola, which can be manually adjusted to open or close depending on the weather. The remainder of the garden is laid to lawn and arranged over three tiers, adding depth and character to the space. There is also a timber shed and a variety of seasonal plants and shrubs. An outside tap is located to the side of the property for added convenience.

## Additional Information

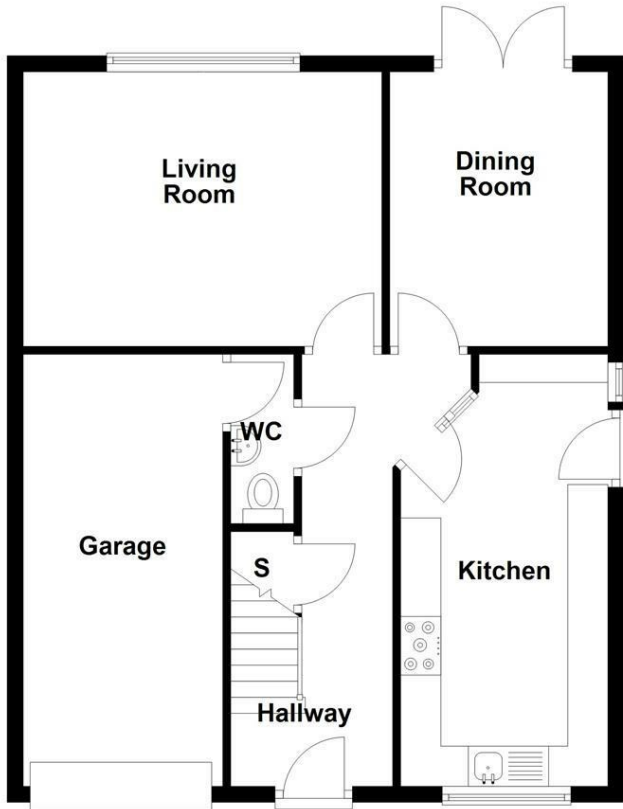
Freehold. Council Tax Band D.

Total Floor Area: 116 Square Meters / 1248 Square Foot.

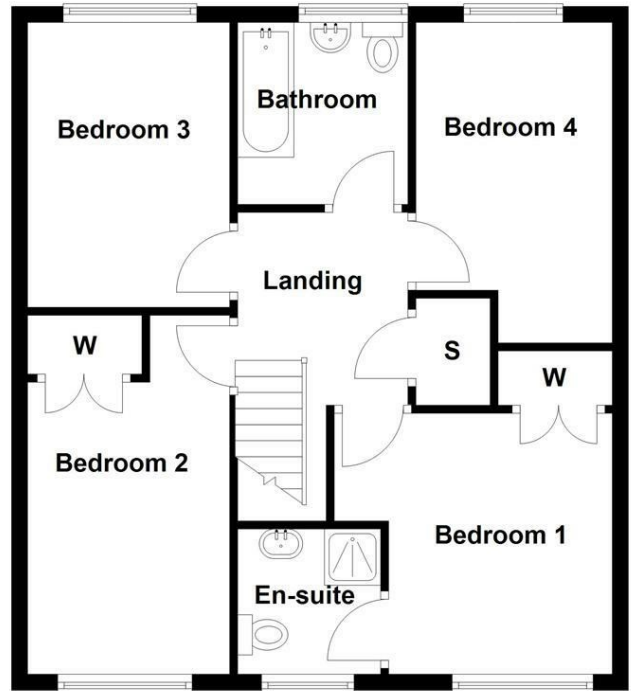
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Ground Floor



First Floor



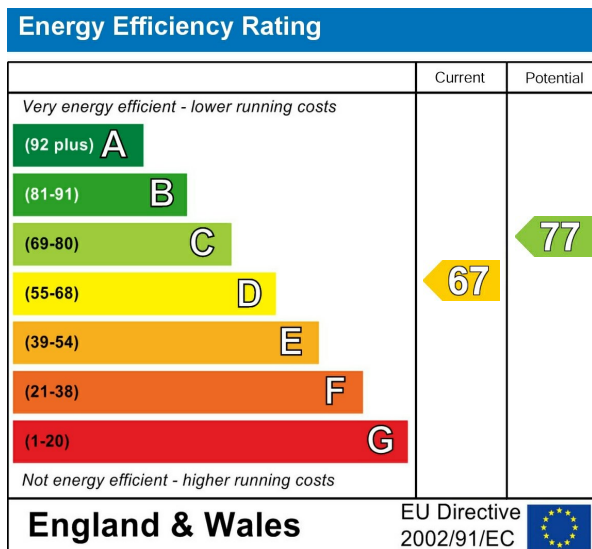
## Road Map



## 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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