Whittaker&Biggs Est. 1930
Rostons Group

16 Woodpecker Drive, Packmoor, Stoke-On-Trent, ST7 4GJ

£319,950

- Detached Family Home In A Sought-After Packmoor Location
- Excellent Annex Potential Via Family Room And Adjoining Rear Store (Subject To Consents)
- Driveway Providing Off-Road Parking
- Well-Presented Throughout With Flexible Living Accommodation
- Two En-Suite Shower Rooms Plus A Separate Family Bathroom (Three Bathrooms In Total)
- Modern Fitted Kitchen With Integrated Appliances
- Landscaped Tiered Garden With Patio Seating Area, Raised Borders And Lawn
- Four Reception Rooms Including Lounge, Dining Room, Study And Versatile Family Room
- Separate Utility Room Providing Additional Storage And Practicality With Separate W/C
- Ideal For Families, Home Working Or Multi-Generational Living

34 High Street, Biddulph, Staffordshire, ST8 6AP 01782 522117
biddulph@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

16 Woodpecker Drive, Stoke-On-Trent ST7 4GJ

RECENTLY REDUCED STAR BUY** Stylish Detached Family Home with Annex Potential.

Occupying a pleasant position within a sought-after residential location in Packmoor, this well-presented detached family home offers generous and highly versatile accommodation, perfectly suited to modern family living.

4 3 3 E

Council Tax Band: D

Internally, the property boasts four well-proportioned reception rooms, including a comfortable lounge, a versatile family room, a separate dining room ideal for formal entertaining, and a dedicated study—perfect for those working from home or requiring additional flexible space.

To the first floor, the property offers four well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a separate family bathroom, delivering a total of three bathrooms and ensuring practicality for busy households and visiting guests alike.

The family room, in particular, offers excellent scope for reconfiguration and, when combined with the adjoining rear store, presents clear annex potential (subject to any necessary consents), making it ideal for multi-generational living or guest accommodation.

The kitchen is fitted with a range of modern units and integrated appliances, forming a practical hub of the home, and is further enhanced by a separate utility room, providing additional storage and space for white goods.

To the front, the property benefits from a driveway providing off-road parking, complemented by an attractive façade that creates a strong first impression.

Externally, the property continues to impress with a fully enclosed rear garden, thoughtfully landscaped to create a tiered outdoor environment. A generous paved patio seating area leads onto raised planted borders and steps up to a lawned garden beyond, offering clearly defined spaces for entertaining, relaxing, and family use.

The garden is well-stocked with a variety of mature shrubs and planting, providing year-round interest, while the elevated sections create an attractive outlook back towards the property and enhance the overall sense of privacy.

In summary, this is a highly adaptable home in a popular location, offering both immediate comfort and future potential—an excellent long-term acquisition for a growing family.

Entrance Hall

Having a double glazed front entrance door with decorative stained glass panelling. Wooden flooring, stairs off to first floor landing. Radiator and coving to ceiling.

Study

8'3" x 7'3"

Having a UPVC double glazed window to the front aspect, radiator. Laminate flooring.

Lounge

18'3" x 10'1"

Having coving to ceiling, stone cladding to fireplace wall with feature polished stone fireplace and gas fire. Radiator, coving to ceiling, wall light points, sliding double glazed patio doors to the rear garden.

Family Room

21'2" x 7'9"

Having a UPVC double glazed window to the front aspect, radiators. Recessed LED lighting and sound system to ceiling. Access to loft space. Door through to rear garage having electric light and rear entrance door to the garden, offering further access for potential conversion if required.

Dining Room

11'3" x 8'9"

Having a UPVC double glazed window to the front aspect, radiator, coving to ceiling. Double opening timber glazed doors through to the family lounge.

Kitchen

12'1" x 7'9"

Having a range of white gloss handleless wall mounted cupboards and base units with work surface over incorporating an inset stainless steel sink with glass drainer and mixer tap over. Range of quality integral appliances including a Bosch microwave combination oven and grill, and separate four ring touch control ceramic hob with stainless steel chimney style extractor fan over. Tiled flooring, radiator, coving to ceiling and recessed LED lighting. Integral dishwasher, integral fridge freezer and integral wine cooler. Under cupboard display lighting and recessed LED lighting to kickboards. UPVC double glazed window to the front aspect.

Utility Room

7'9" x 5'3"

Having matching fitted base unit with cupboard over concealing Worcester Bosch gas central heating boiler. Side entrance door, radiator, continued tiled flooring. Recessed LED lighting to ceiling. Entrance to separate W/C.

Ground Floor Cloaks

Having wash hand basin and W/C.

First Floor Landing

Having access to loft space, coving to ceiling. Airing cupboard housing hot water cylinder with linen storage over.

Family Bathroom

8'2" x 4'11"

Having a Jacuzzi bath with thermostatically controlled shower over and curved glazed shower screen, wall mounted wash hand basin with vanity storage drawer, WC. Fully tiled walls and floor, UPVC double glazed obscured window to the side aspect, extractor fan and recessed LED lighting to ceiling. Speaker system to ceiling, chrome heated curved towel radiator.

Bedroom One

14'9" x 10'2"

Having a UPVC double glazed window to the front aspect, radiator, fitted wardrobes with overhead storage. Wood effect flooring. Door to ensuite having an enclosed corner shower cubicle with thermostatically controlled shower, WC and wash hand basin set in vanity storage unit. Fully tiled walls and floor, chrome heated towel radiator, recessed LED lighting and extractor fan to ceiling, UPVC double glazed obscured window to the front aspect.

Bedroom Two

10'11" x 8'8"

Having a UPVC double glazed window to the rear aspect, built-in wardrobes, engineered wood flooring.

En-Suite

6'4" x 4'2"

Having an enclosed shower cubicle, WC and pedestal wash hand basin. Part tiled walls, radiator, recessed LED lighting and extractor fan to ceiling.

Bedroom Three

8'4" x 8'0"

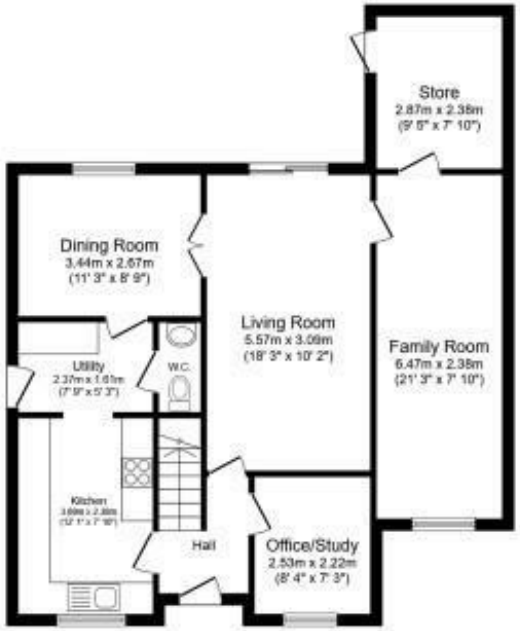
Having a UPVC double glazed window to the rear aspect, built-in wardrobes. Coving to ceiling, radiator.

Bedroom Four

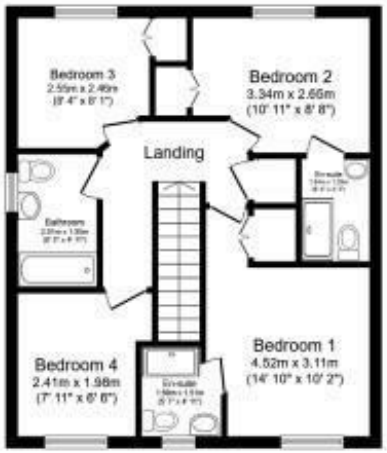
7'10" x 6'5"

Having a UPVC double glazed window to the front aspect, coving to ceiling, radiator

Mets
NEW YORK



Ground Floor
Floor area 77.1 sq.m. (830 sq.ft.)



First Floor
Floor area 52.2 sq.m. (561 sq.ft.)

Total floor area: 129.3 sq.m. (1,392 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Directions

Viewings

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

Council Tax Band

D

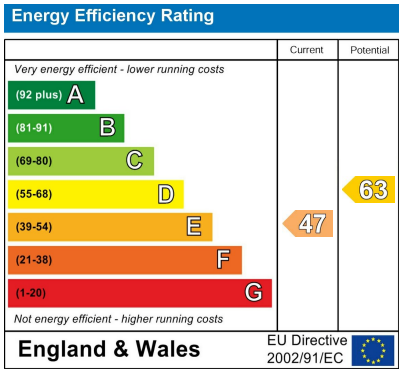


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

34 High Street, Biddulph, Staffordshire, ST8 6AP
01782 522117
biddulph@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/