



## 10 Davos Drive

Biddulph, ST8 7FF

**Price £365,000**



This beautifully presented executive family home is proudly brought to the market by Carters, offering exceptionally generous living space and situated within a highly sought-after modern residential development. The property is ideally located close to reputable schools and within walking distance of the town centre, where a variety of shops, bars and restaurants can be found.

Upon entering the property, you are welcomed by two spacious reception rooms, providing versatile living accommodation. The living room features French doors that open out to the rear garden, creating a bright and inviting space. To the rear of the property is the well-appointed breakfast kitchen, which overlooks the garden. The first floor comprises the impressive master bedroom with en-suite, along with bedrooms four and five and a luxurious family bathroom suite. Stairs lead to the second floor, where a Velux roof light provides natural light to the landing and access to the second bedroom with en-suite, as well as the third bedroom.

Externally, the front of the property benefits from a driveway providing off-road parking and access to the garage. To the rear is a private, low-maintenance walled garden featuring a decking area, patio and artificial lawn — ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the generous space and quality finish this fantastic property offers. Don't miss the opportunity to make this wonderful house your next family home.

# 10 Davos Drive

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation. Access to the stairs. Radiator.

## Living Room

20'7" x 10'7" (6.27m x 3.23m)  
UPVC double glazed windows to the front and side elevations. UPVC double glazed french doors to the rear elevation. Two radiators. Laminate flooring.

## Dining Room

11'11" x 10'8" (3.63m x 3.25m)  
UPVC double glazed window to the front elevation. Radiator.

## Kitchen / Dining Room

16'11" x 10' (5.16m x 3.05m)  
UPVC double glazed window to the rear elevation. Entrance door to the rear elevation to the garden.  
Contemporary fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in five ring gas hob. Space for an American style fridge freezer. Space and plumbing for a washing machine. Space for a fridge freezer. Built in pantry cupboard. Recessed ceiling down lighters. Chrome heated towel rail. Tiled flooring.

## W.C

Mid level w.c. Wall mounted wash hand basin. Radiator. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the front elevation.

## Bedroom One

10'8" x 12'2" (3.25m x 3.71m)  
UPVC double glazed window to the front elevation. Built in wardrobes. Radiator.

## En Suite

UPVC double glazed window to the rear elevation. Shower enclosure. Mid level w.c. Pedestal wash hand basin. Extractor fan. Partially tiled walls. Radiator. Tiled flooring.

## Bedroom Four

11'4" x 10'8" (3.45m x 3.25m)  
UPVC double glazed window to the rear elevation. Built in wardrobes. Radiator.

## Bedroom Five

10'11" x 9'8" (3.33m x 2.95m)  
UPVC double glazed window to the front elevation. Radiator.

## Family Bathroom

UPVC double glazed window to the rear elevation. Three piece luxurious bathroom suite comprising of; a panel bath with a shower over, pedestal wash hand basin and a mid level w.c. Extractor fan. Partially tiled walls. Radiator. Tiled flooring.

## Stairs and Landing

Velux roof light. Built in storage cupboard. Radiator.

## Bedroom Two

9'4" x 13'7" (2.84m x 4.14m)  
UPVC double glazed window to the front elevation. Radiator.

## En Suite

Velux roof light. Three piece suite comprising of; a shower enclosure, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Radiator. Tiled flooring.

## Bedroom Three

18' x 10'11" (5.49m x 3.33m)  
Velux roof light. UPVC double glazed window to the front elevation. Radiator.

## Garage

9'1" x 18' (2.77m x 5.49m)  
Up and over garage door to the front elevation. Entrance door to the side elevation.

## Externally

To the front of the property there is a tarmac driveway providing off-road parking for two vehicles and leading to the garage.

To the rear, the property benefits from a private, low-maintenance walled garden with a secure gate providing access to the side of the house. The garden features a generous decking area and a patio, making it ideal for outdoor dining and entertaining. Additional benefits include a secure shed for storage and an outside tap for added convenience.

## Additional Information

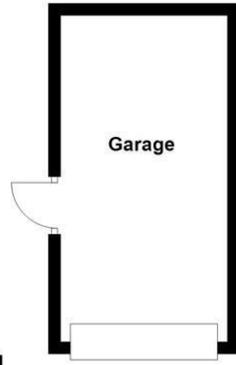
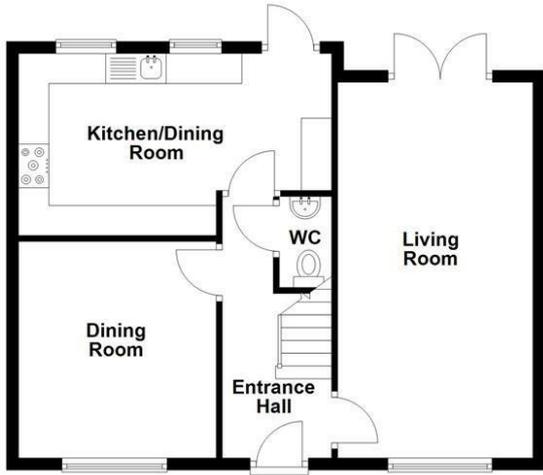
Freehold. Council Tax Band E.

Total Floor Area: 1808 Square Foot / 168 Square Meters.

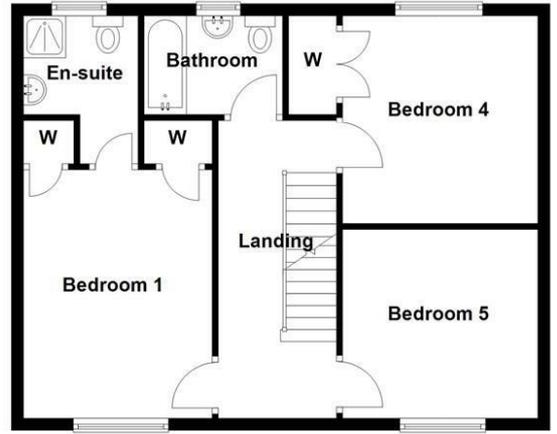
## Disclaimer

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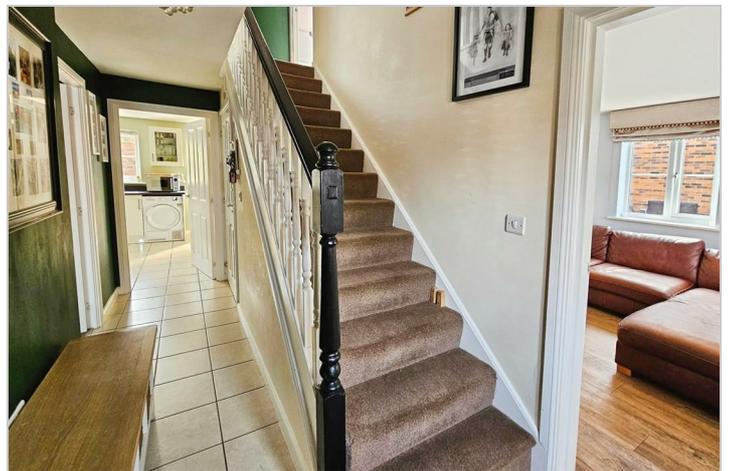
Ground Floor



First Floor



Second 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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