



25 Grangefields

Biddulph, ST8 7SA

Price £372,000



Here at Carters, we are delighted to welcome to the market this beautifully presented detached family home, occupying an enviable position within the highly sought-after Grangefields development in Biddulph. Combining a peaceful residential setting with excellent everyday convenience, this superb home is ideally placed for families and professionals alike.

Situated just moments from the renowned Biddulph Grange Gardens and beautiful open countryside, the property offers an abundance of scenic walks and outdoor pursuits, whilst remaining within easy reach of Biddulph town centre, highly regarded schools, local amenities and excellent commuter links to Congleton, Leek, Stoke-on-Trent and the wider Cheshire area.

Beautifully maintained throughout, the property offers spacious and versatile accommodation, including an open-plan living and dining room, a fitted kitchen with separate utility, a flexible family space or home office space, three well-proportioned bedrooms and a modern family bathroom.

Completing this wonderful home is a truly exceptional rear garden. Lovingly designed and thoughtfully landscaped, it provides a peaceful and private retreat with established planting, productive fruit trees, herb beds and a wildlife pond, creating an idyllic outdoor space to enjoy throughout the seasons.

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Entrance Porch

UPVC double glazed windows and double outward opening doors to the front elevation with stained glass. Laminate flooring.

Entrance Hallway

Hardwood double glazed entrance door to the front elevation. Solid wood parquet flooring. Stairs to the first floor with under stairs storage cupboard. Additional separate storage cupboard. Radiator.

Living / Dining Room

10'2" x 24'9" (3.25 x 7.56)
UPVC double glazed bow window to the front elevation. Double glazed sliding patio doors to the rear elevation. Box bay window to the side elevation. Coving to the ceiling. Radiator. Parquet flooring.

Kitchen

10'2" x 9'6" (3.11 x 2.92)
UPVC double glazed window to the rear elevation. Fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Space for a gas cooker. Glazed serving hatch to the dining room. Herringbone tiled flooring.

Utility Room / Vestibule

Space and power for a fridge freezer. Internal access to the garage.

Rear Hallway

UPVC double glazed side entrance door leading to the garden.

Ground Floor W.C

UPVC double glazed window to the rear elevation. Low level w.c with a countertop wash hand basin. Tiled flooring.

Play / Office Space

316 x 451 (96.32m x 137.46m)
UPVC double glazed window to the rear elevation. Fitted base units with work surfaces for storage. Vinyl flooring.

Stairs and Landing

UPVC double glazed window to the side elevation. Built in cupboard housing the boiler.

Bedroom One

10'9" x 13'11" (3.30 x 4.25)
UPVC double glazed window to the front elevation. A range of quality fitted wardrobes with matching dressing table, drawers and bedside tables. Access to the loft space. Radiator.

Bedroom Two

10'10" x 10'7" (3.31 x 3.24)
UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

7'5" x 7'0" (2.27 x 2.14)
UPVC double glazed window to the front elevation. Radiator.

Bathroom

Garage

10'10" x 17'2" (3.31 x 5.25)
Up and over garage door to the front

elevation.
Power and lighting.

Externally

To the front of the property, a tarmac driveway provides ample off-road parking and leads to the integral garage. Gated side access opens into the exceptional rear garden, a true highlight of this wonderful home and a haven for keen gardeners and nature lovers alike.

Lovingly designed and meticulously maintained by the current owners, the generous rear garden is predominantly laid to lawn and boasts an impressive array of mature planting. A wonderful selection of fruit and edible plants includes productive pear trees, blueberry bushes, raspberry canes and a well-established herb garden, creating both year-round interest and the opportunity to enjoy homegrown produce.

The garden has been thoughtfully landscaped to encourage wildlife, with a charming wildlife pond that regularly attracts frogs and other beneficial species, adding to the peaceful and natural setting. Mature conifer trees form a lush backdrop, providing an excellent degree of privacy and seclusion, making this an ideal space to relax and unwind.

A paved patio offers the perfect spot for a l fresco dining or entertaining family and friends, while a timber storage shed and an outside tap provide useful practical additions. This delightful garden combines beauty, productivity and tranquillity, making it a truly special

outdoor space that will be appreciated by those seeking an established and characterful garden.

Additional Information

Freehold.

Council Tax Band D.

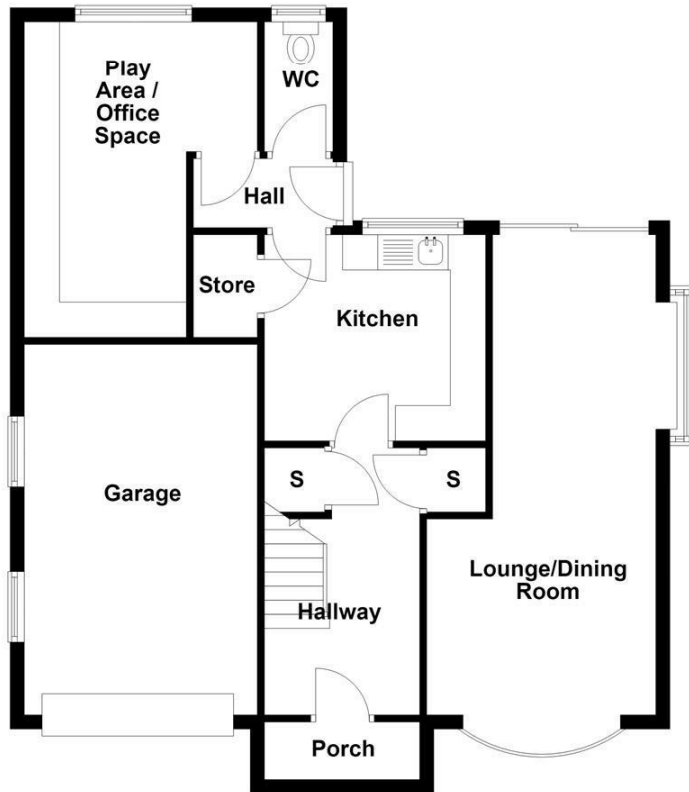
Total Floor Area: 87 Square Meters / 936 Square Foot.

Disclaimer

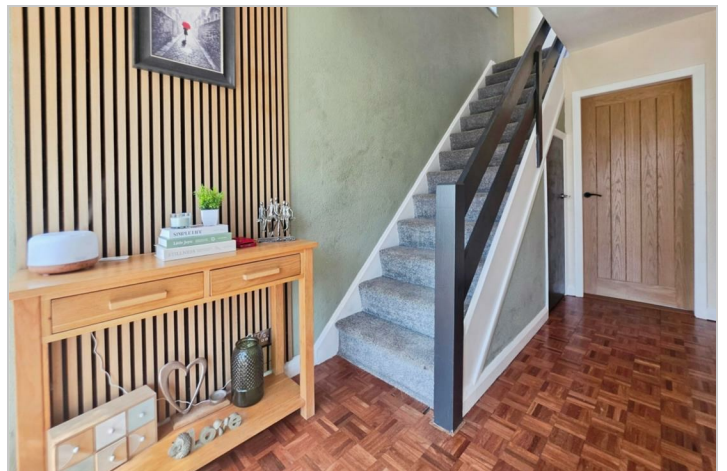
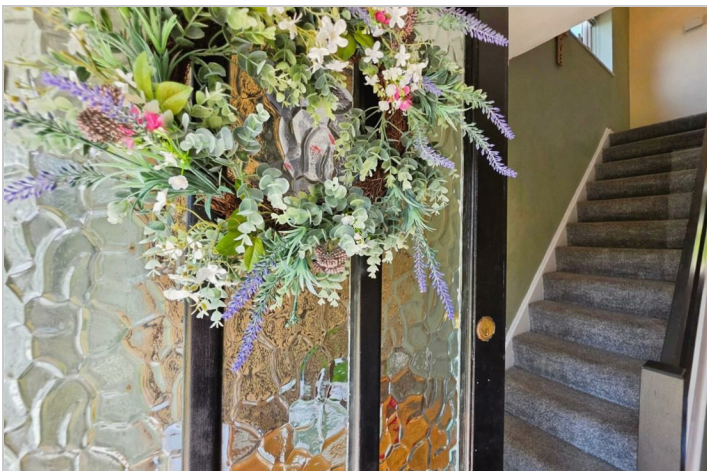
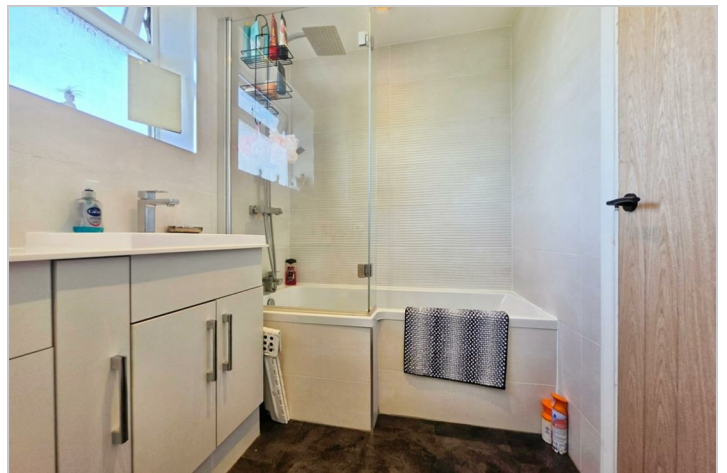
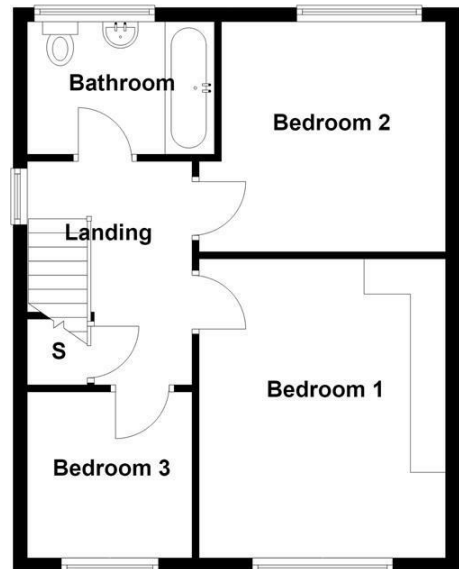
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Tel: 01782 470391

Ground Floor



First Floor



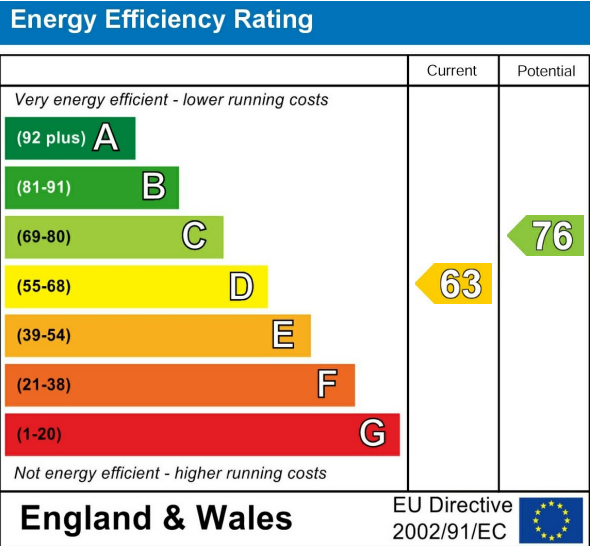
Road Map



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.

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