



## 19 Field View, Biddulph, Stoke-On-Trent, ST8 6TQ

£335,000

- Four Bedroom Detached Family Home
- UPVC Double Glazing
- Off Road Parking & Enclosed Rear Garden
- Prime cul-de-sac position in Gillow Heath
- Integral Garage
- No Upward Chain
- Walking Distance To Biddulph Walkway
- Utility room & Ground floor Cloak / W.C.

# 19 Field View, Stoke-On-Trent ST8 6TQ

Occupying an attractive elevated position and enjoying an open rear outlook, this well presented four bedroom detached family home offers spacious and well balanced accommodation, ideally suited to modern family living.



Council Tax Band: E



The accommodation is arranged to provide both comfort and versatility, with the ground floor featuring a welcoming bay fronted lounge which leads through to an open plan adjoining dining room. The dining area benefits from sliding patio doors opening out onto a raised terrace patio, creating an ideal space for entertaining and enjoying the pleasant outlook over the rear garden.

The property also benefits from a modern fitted kitchen, together with a separate combined utility room and ground floor cloakroom, adding further practicality to the ground floor layout, as well as internal access to the garage with its remote controlled door.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom benefitting from a modern en suite shower room. A separate family bathroom serves the remaining accommodation, with the property therefore enjoying two bathrooms in total.

There are built-in wardrobes to the main bed and second bedroom.

Externally, the property is complemented by a driveway, integral garage, and an attractive tiered rear garden, with the raised terrace providing an excellent vantage point to appreciate the garden and open aspect beyond.

This is a fantastic opportunity to acquire a spacious detached home in a sought-after residential location, offering excellent family accommodation both inside and out. Offered for sale with no upward chain.

\*\*Please note this property is not Land Registered

### **Entrance Hall**

Having a UPVC double glazed front entrance door with glazed panelling. Radiator. Stairs off to first floor landing.

### **Open Plan Lounge Diner**

25'11" x 11'9"

Having a UPVC double glazed walk-in bay window to the front aspect. Radiators, coving to ceiling. Feature fireplace having a modern polished stone fire surround with gas fire. Radiators. Defined dining area having sliding UPVC double glazed patio doors to the rear gardens.

### **Kitchen**

9'9" x 10'9"

Having a range of modern grey gloss wall mounted cupboard and base units with fitted work surface over incorporating a composite 1 1/2 bowl, single sink unit with mixer tap over. Integral fridge, plumbing for dishwasher, Neff touch control induction hob with a matching chimney style stainless steel extractor fan over with glass splashback, under cupboard lighting. Integral double oven by with combination grill, coving to ceiling, radiator. UPVC double glazed window to the rear aspect. Tiled floor. Pantry store having fitted shelving.

### **Rear Vestibule**

Having access through to the garage and a UPVC double glazed rear access door to the gardens and the front of the property.

### **Utility Room & Ground Floor Cloaks**

7'5" x 4'3"

Having fitted Work surface with plumbing for washing machine. UPVC double glazed window to the rear aspect, radiator, tiled floor, wall mounted wash hand basin and low-level W/C.

### **Integral Garage**

16'6" x 8'6"

Having a wall mounted gas central heating boiler, access to loft space, electric light and power. Electric remote control garage door.

### **First Floor Landing**

Having access to loft space. Galleried landing. Airing cupboard housing hot water cylinder with linen storage over.

### **Bedroom One**

12'5" x 8'10"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Built in bedroom furniture with wardrobes and overhead storage with matching bedside tables. Radiator, coving to ceiling.

### **En-Suite**

8'2" x 5'10"

Having a refurbished walk in shower enclosure with electric shower, WC hand wash hand

basin. Fully tiled walls with an iridescent sparkle, shaver point, UPVC obscured double glazed window to the front aspect, wash handbasin set in vanity storage unit with drawers and storage below. Chrome heated towel radiator, extractor fan. White gloss wall mounted storage cupboard.

### **Bedroom Two**

10'10" x 7'11"

Having UPVC double glazed window to the rear aspect overlooking the gardens with views on the horizon towards Biddulph Moor. Coving to ceiling.

### **Bedroom Three**

12'9" into wardrobe x 8'8"

Having coving to ceiling built-in bespoke wardrobe, radiator, UPVC double glazed window to the front aspect.

### **Bedroom Four**

7'1" x 7'5"

Having a UPVC double glazed window to the rear aspect with views on the horizon over Biddulph Moor, radiator.

### **Family Bathroom**

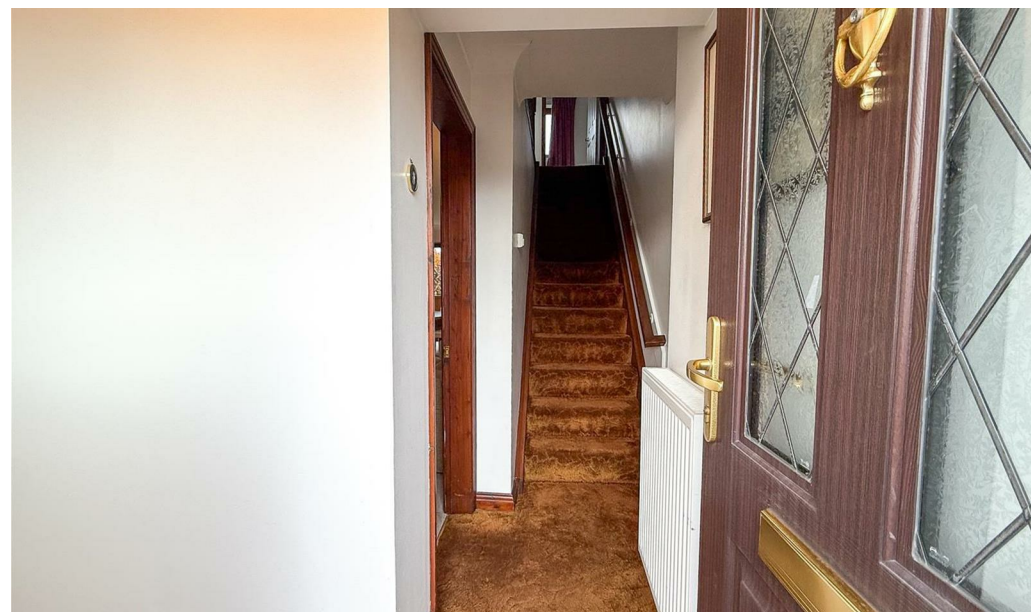
6'11" x 6'1"

Having a panelled bath with over bath shower, wash and basin, low-level WC. Fully tiled walls, UPVC double glazed leaded obscured window to the front aspect, extractor fan Radiator, shaver point.

### **Externally**

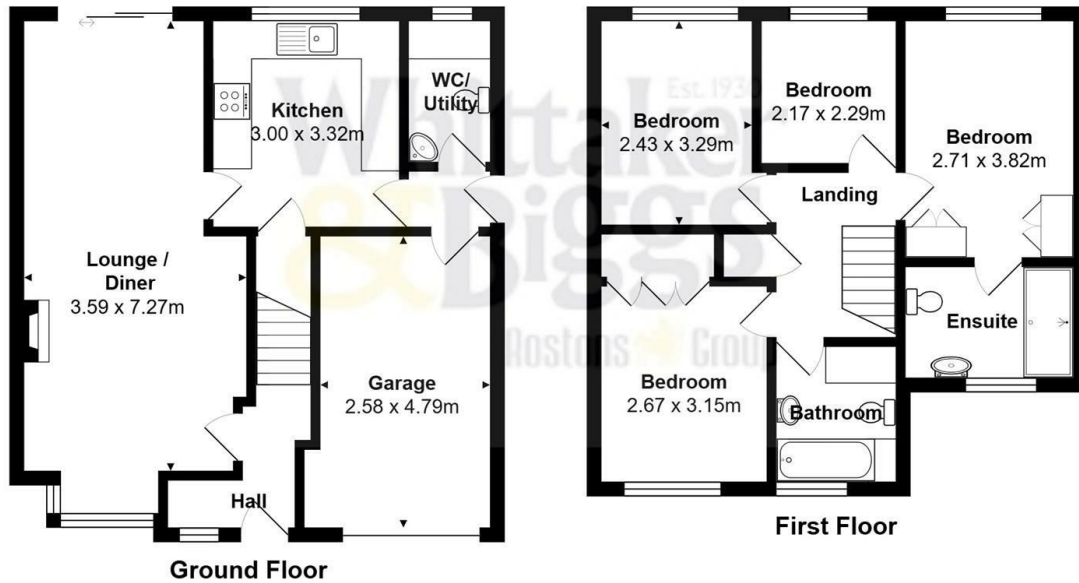
To the front of the property there is a double width driveway.

Rear garden fully enclosed offering a good degree of privacy adjoining open Woodland to the rear. Formal lawn garden with adjoining stone paved patio with feature stocked borders and concrete columns. Ramp down to further sectional garden enjoying a great degree of privacy having lawned gardens and enclosed by timber fenced boundaries.





Total Area: 112.7 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



## Directions

## Viewings

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

## Council Tax Band

E

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>	58	66
(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	