



4 Norfolk Grove

Biddulph, ST8 6DQ
Price £295,000



Here at Carters, we are proud to welcome to the market this immaculately presented and recently refurbished five bedroom family home.

This fantastic property is like no other, boasting top of the range finishes and fittings throughout, to provide the perfect 'forever home' for young and growing families to set down roots and enjoy right from day one. Situated within the highly sought-after and favourable Haydon Park Estate, just on the outskirts of the town centre, there are fantastic amenities, parks and walks just around the corner as well as falling into the catchment for the excellent local schools. The accommodation itself is deceptively spacious, with three of the bedrooms being generous doubles whilst the others are good-sized singles, as well as enjoying a stylish and contemporary family bathroom. The ground floor could easily be mistaken from a modern showhome, with its flexible and impeccable finishings. There is ample living space to enjoy entertaining friends and family, comprising of a cosy living room, a modern kitchen/diner, a large gym/utility space, conservatory, and a WC. Externally, the property is just as impressive, with a storage garage to the front, a block paved driveway to allow parking for several vehicles, as well as a private rear garden. The rear garden has been landscaped to provide a tranquil space to sit out and relax, either whilst the kids play or after a long day at work.

We highly recommend arranging a viewing to avoid missing out on this beautiful family home!

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Entrance Hall

UPVC composite entrance door to the front elevation with UPVC double glazed side lights.
Stairs leading off to the first floor. Modern vertical radiator. Stone tiled floor. Coving.

Living Room

12'08 x 11'04 (3.86m x 3.45m)
UPVC double glazed bow window to the front elevation.
Feature coal burning fireplace with a granite tiled hearth and a mantle. Dado rail.
Matte black vertical radiator. TV point. Coving.

Kitchen/Diner

10'11 x 9'01 (3.33m x 2.77m)
UPVC double glazed windows to the rear elevation.
A modern range of wall, drawer and base units with ample work surfaces incorporating a resin sink with a mixer tap including boiling and filtered options and a drainer with built in appliances such as a four ring induction hob, and an electric double oven with a proving draw. There are integrated appliances such as a washing machine and bins. Under stair storage cupboard.

Dining Area

8'11 x 7'09 (2.72m x 2.36m)
UPVC double glazed French doors leading into the conservatory.
Breakfast island. Anthracite modern vertical radiator. Stone tiled floor. Coving.

Utility/Gym

18'02 x 8'00 (5.54m x 2.44m)
UPVC double glazed entrance door to the rear elevation and UPVC double glazed windows the side elevation.
Two radiators. Access to shower room/WC. Internal access to garage. Loft access. Coving.

Shower Room

UPVC double glazed window to rear elevation.
Coving. Extractor fan. Fully tiled walls. Shower enclosure with wall mounted shower. Vanity unit with slimline hand wash basin. Recessed WC. Matte black modern vertical radiator. Tiled floor.

Conservatory

9'07 x 7'07 (2.92m x 2.31m)
UPVC double glazed windows to the rear and side elevations. UPVC double glazed door to the side elevation.
Stone tiled floor. Dado rail.

First Floor Landing

Loft access. Storage cupboard.

Bedroom One

12'08 x 11'10 (3.86m x 3.61m)
UPVC double glazed window to the front elevation.
Radiator. Laminate flooring.

Bedroom Two

10'08 x 9'11 (3.25m x 3.02m)
UPVC double glazed window to the rear elevation.
Coving. Radiator.

Bedroom Three

10'00 x 8'02 (3.05m x 2.49m)
UPVC double glazed window to the front elevation.
Coving. Radiator.

Bedroom Four

8'03 x 8'02 (2.51m x 2.49m)
UPVC double glazed window to the rear elevation.
Coving. Radiator.

Bedroom Five

8'02 x 7'04 (2.49m x 2.24m)
UPVC double glazed window to the front elevation.
Coving. Radiator. Laminate floor.

Bathroom

UPVC double glazed privacy window to the rear elevation.
A modern three piece suite with a selection of a vanity units comprising of a panel bath with a wall mounted double shower with two shower heads one being handheld and the other a rainfall shower head, a modern bowl sink with a fountain mixer tap and a recessed WC. Matte black vertical radiator. Fully tiled walls. Tiled flooring. Underfloor heating.

Garage

9'11 x 8'04 (3.02m x 2.54m)
Electric up and over door. Power and lighting.

Exterior

To the front elevation there is a block-paved driveway providing off road parking for multiple vehicles.
To the rear of the property there is a good sized garden to be enjoyed that is partially paved with the rest being laid to lawn with seasonal shrubbery and plants. Garden shed. Outside tap.

Garden room to be installed over the Spring. Garden room will be 8'x10' in dimension - the perfect escape after a long day.

Additional Information

We are led to believe that the property is Freehold and Council Tax Band C.

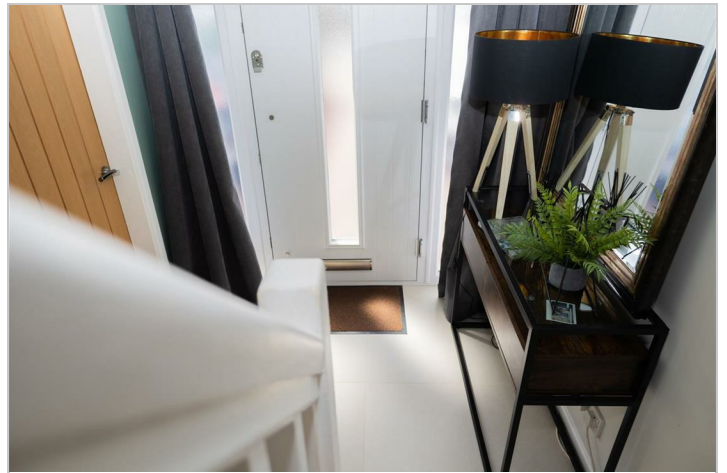
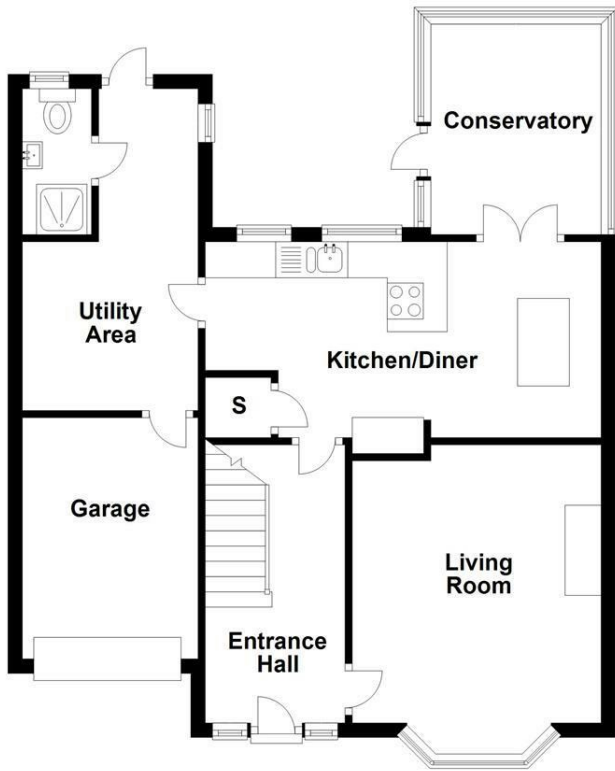
Services

The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.
Please note: services and appliances have not been tested by the agent.

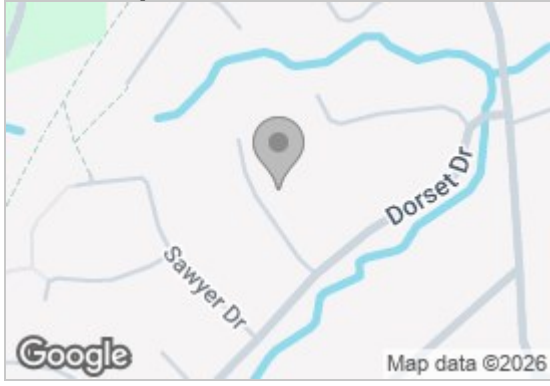
Tel: 01782 470391

First Floor

Ground Floor



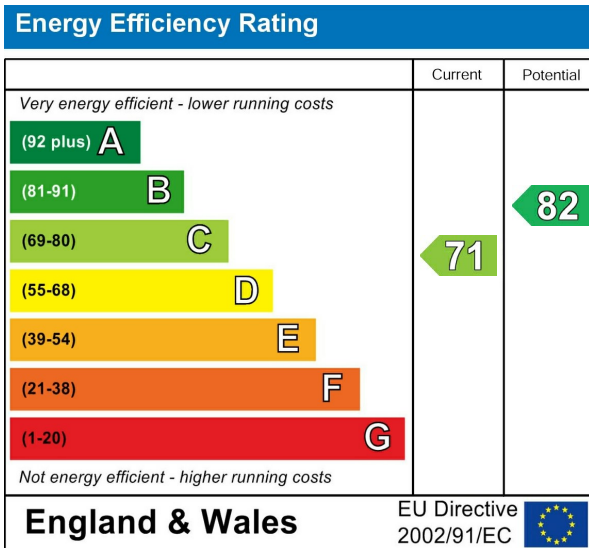
Road Map



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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