



7 Astbury Close

Kidsgrove, ST7 4TY

Offers over £310,000



Welcome to Astbury Close, Kidsgrove – A Perfect Family Home Brought to You by Carters Estate Agents.

We are delighted to introduce this fantastic detached family home, tucked away at the end of a peaceful cul-de-sac in the ever-popular area of Kidsgrove. Offering generous living space and a superb plot, this property presents an outstanding opportunity for families seeking both comfort and convenience.

Upon entering, you'll be welcomed by two spacious reception rooms, ideal for entertaining, relaxing, or spending quality time with family. The property features four well-proportioned bedrooms, two of which benefit from fitted wardrobes, vanity units, or dressing tables, while the master bedroom enjoys the privacy of an en suite bathroom.

A standout feature is the brand-new, luxurious family bathroom, recently installed to a high specification, bringing a touch of modern elegance to the home.

Outside, there's no shortage of space, with off-road parking for up to five vehicles plus a garage—perfect for growing families or those with multiple vehicles. The generous rear garden offers the perfect spot for outdoor relaxation, play, or entertaining.

Located close to open playing fields, this home provides an ideal setting for outdoor activities, all while being conveniently situated near local schools, shops, and transport links.

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Entrance Porch

UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the front and side elevations. Tiled flooring.

Entrance Hall

Composite double glazed entrance door to the front elevation.

Access to the stairs. Under stairs storage cupboard. Coving to ceiling. Dado rail. Radiator.

Living Room

14'8" x 11' (4.47m x 3.35m)

UPVC double glazed bay window to the front elevation.

Gas fire with a marble surround and wooden mantle. Coving to ceiling. Radiator. TV aerial point.

Dining Room

10'3" x 8' (3.12m x 2.44m)

UPVC double glazed french doors to the rear elevation.

Coving to ceiling. Radiator.

Kitchen

15'6" x 8'8" (4.72m x 2.64m)

Wooden single glazed entrance door to the side elevation. UPVC double glazed windows to the side and rear elevations.

Solid wood fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Built in breakfast bar. Resin one and a half sink with a mixer tap and a drainer. Freestanding gas oven and grill with a four ring gas hob. Built in extractor fan. Space for a fridge freezer. Space for a dishwasher. Coving to ceiling. Partially tiled walls. Vinyl flooring.

W.C

2'9" x 6'8" (0.84m x 2.03m)

Low level w.c. Wall mounted wash hand basin with a tiled splashback. Coving to ceiling. Wall mounted shelving. Radiator. Vinyl flooring.

Stairs and Landing

Access to the loft which is partially boarded.

Bedroom One

14'5" x 8'6" (4.39m x 2.59m)

UPVC double glazed window to the front elevation.

Coving to ceiling. Fitted wardrobes, high level storage and bedside tables. Radiator.

En Suite

7'2" x 4'9" (2.18m x 1.45m)

UPVC double glazed window to the side elevation.

Three piece fitted suite comprising of; shower enclosure with an electric wall mounted shower, pedestal wash hand basin and a mid level w.c. Fully tiled walls. Radiator.

Bedroom Two

11'5" x 9'2" (3.48m x 2.79m)

UPVC double glazed window to the rear elevation.

Coving to ceiling. Radiator.

Bedroom Three

11'5" x 8'4" (3.48m x 2.54m)

UPVC double glazed window to the front elevation.

Built in storage cupboard. Fitted wardrobes and high level storage. Fitted vanity unit/dressing table. Radiator.

Bedroom Four

7'10" x 11'7" (2.39m x 3.53m)

UPVC double glazed window to the rear elevation.

Radiator.

Bathroom

UPVC double glazed window to the rear elevation.

Newly fitted three piece bathroom suite comprising of; panel bath with handheld shower attachment, pedestal wash hand basin and recessed w.c.

Coving to ceiling. Partially tiled walls. Chrome heated towel rail. LVT flooring.

Garage

17'4" x 8'4" (5.28m x 2.54m)

Up and over garage door.

Power and lighting.

Externally

Front Exterior:

To the front of the property, a generous block-paved driveway provides off-road parking for up to five vehicles. Adjacent to the driveway is a well-maintained lawn bordered by a variety of seasonal shrubs, plants, and a mature tree, offering a welcoming first impression.

Rear Garden:

The private, enclosed rear garden is not overlooked, ensuring a high degree of privacy. It features a neatly kept lawn, raised flower borders planted with a variety of shrubs, and tall conifer trees providing natural screening. Additional

features include an outdoor tap, a garden shed for storage, and gated side access leading to the front of the property.

Additional Information

Freehold. Council Tax Band D.

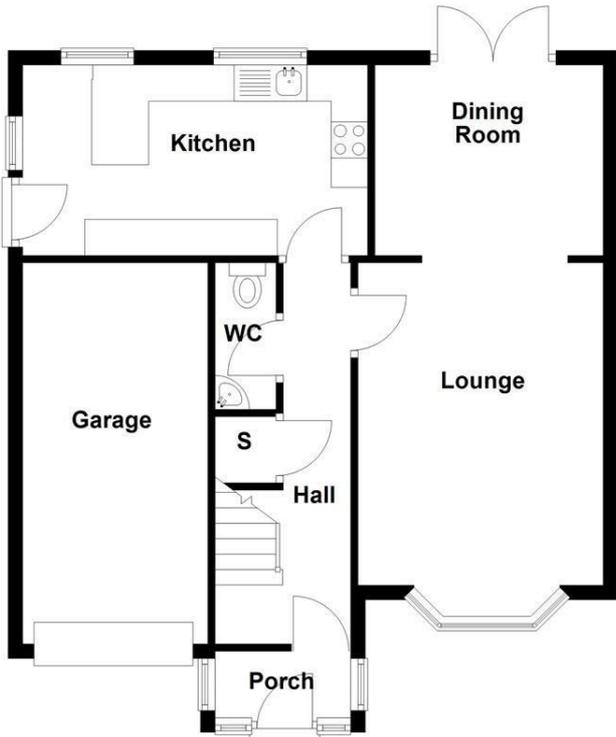
Total Floor Area: 107 sqm / 1151 sqft.

Disclaimer

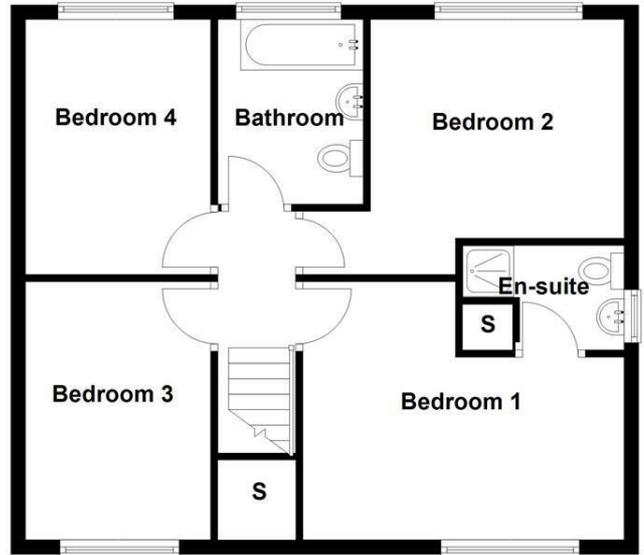
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Tel: 01782 470391

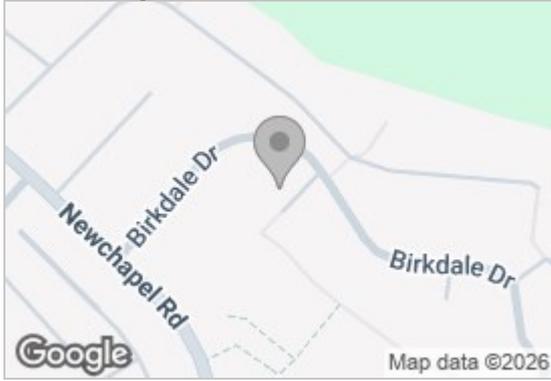
Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	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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