



## 15 Norfolk Grove, Biddulph, ST8 6DQ

£250,000

- Three spacious bedrooms
- Modernised bathroom
- Integrated kitchen appliances
- Patio doors to garden
- Block-paved driveway
- Semi-detached house
- Near to schools and shops
- Close to transport links
- Ample storage in main bedroom
- Viewing recommended



# 15 Norfolk Grove, Biddulph ST8 6DQ

Nestled in the charming area of Norfolk Grove, Biddulph, this beautifully presented three-bedroom semi-detached house offers a delightful blend of comfort and modern living.

Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The heart of the house features a well-appointed kitchen with integrated appliances, seamlessly connecting to the inviting patio doors that lead out to a fantastic-sized rear garden. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying a quiet afternoon in the sun.

The main bedroom is generously sized, providing ample space for storage and relaxation. The second and third bedrooms are ideal for children, guests, or even a home office, catering to the diverse needs of modern living. The bathroom has been tastefully modernised, showcasing a fresh and clean finish that adds to the



Council Tax Band: B



### **Entrance Hall**

Welcoming you into the property is a stylish modern composite front entrance door with obscured glazed panel and matching side screens, creating a light and contemporary first impression. The hallway features continuous tiled flooring, a radiator, recessed LED ceiling lighting and stairs rising to the first-floor landing.

### **Open Plan Kitchen Diner**

19'1" (into dining area) x 9'11"

This stunning open plan kitchen diner is fitted with a high quality range of on-trend Shaker style units with oak wood effect work surfaces, incorporating a ceramic one and a-half bowl sink with mixer tap. Appliances include a Hotpoint touch-control induction hob with a stainless steel chimney style extractor fan and glass splashback, a built-in double Hotpoint oven with combination grill, an integrated fridge freezer, slimline dishwasher, and plumbing for a washing machine. A useful under-stairs store cupboard provides additional practicality, complete with a UPVC double glazed window to the side aspect.

The dining area enjoys a defined space with views over the garden via UPVC double-glazed French patio doors with full-length glazed panels. Recessed LED lighting, a rear-facing UPVC double-glazed window, continuous tiled flooring, and a radiator. Opening seamlessly into the lounge.

### **Lounge**

12'11" x 12'1"

A charming and cosy living space featuring a decorative fireplace with timber mantel and tiled hearth, perfectly designed for an electric fire. UPVC double glazed window to the front aspect, radiator, and recessed LED ceiling lighting.

### **First Floor Landing**

The landing features a UPVC double glazed obscured window to the side, an airing cupboard, and access to the loft space.

### **Family Bathroom**

8'1" x 5'6"

A modern bathroom comprising a white panelled bath with over bath thermostatically controlled dual shower system including a fixed rainfall showerhead and detachable handset. A glazed shower screen, over-bath mixer tap, pedestal wash basin, and low level WC. The room is fully tiled with contemporary finishes, complemented by grey wood-effect flooring, recessed LED lighting, extractor fan, and a chrome heated towel radiator. A UPVC double glazed obscured window faces the rear elevation.

### **Bedroom One**

11'4" x 10'7" (plus doorway)

UPVC double glazed window to the front aspect offering far reaching views on the horizon. radiator.

### **Bedroom Two**

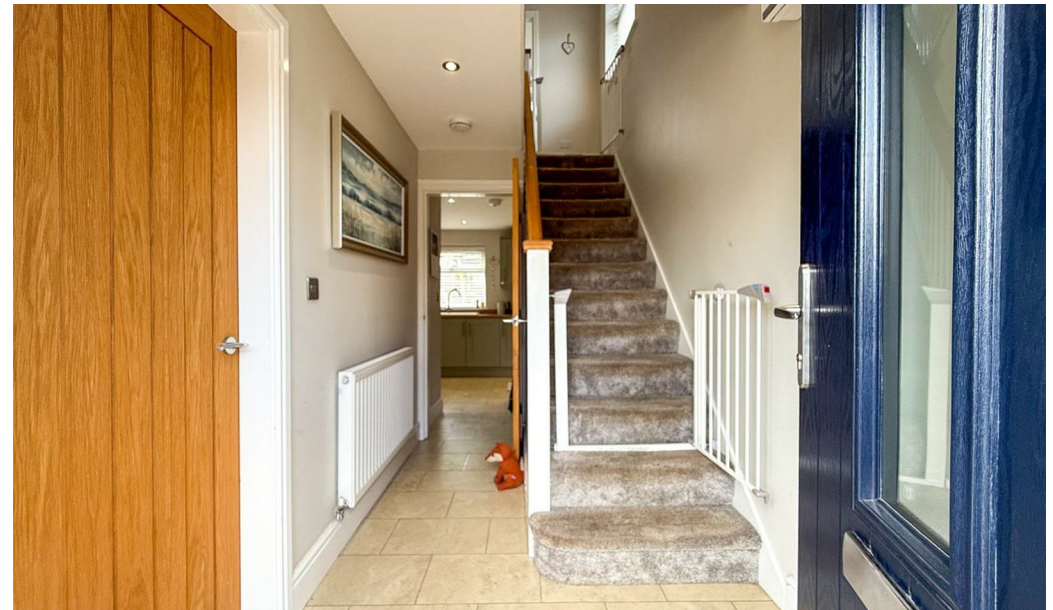
10'9" (plus doorway) x 9'10"

UPVC double glazed window overlooking the rear garden. Radiator.



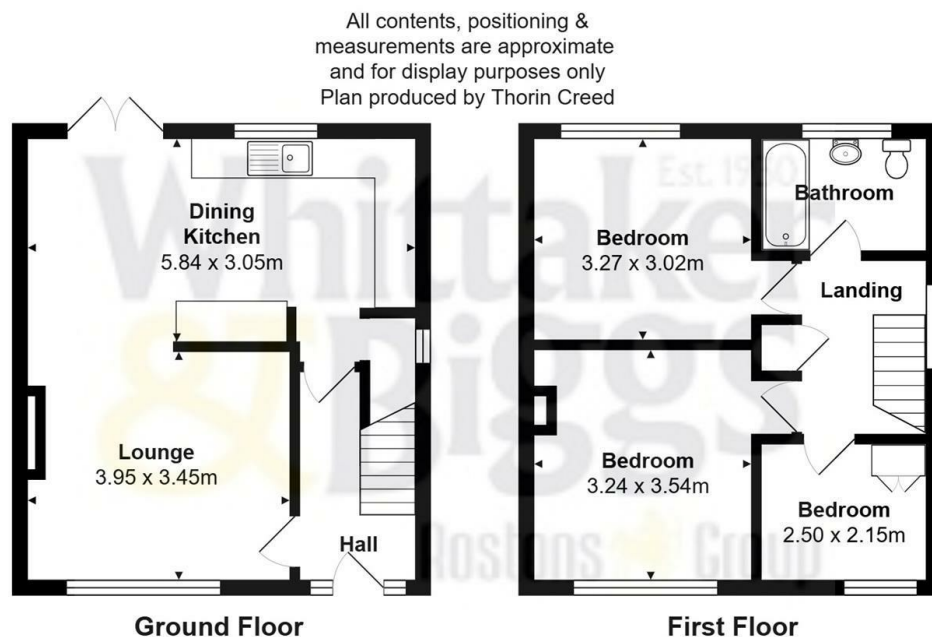
### Bedroom Three 2.15m x 2.49m

Ideal as a nursery, study or single bedroom, this third room benefits from a UPVC double glazed window to the front aspect, built-in wardrobe, radiator, and decorative top panelled walls

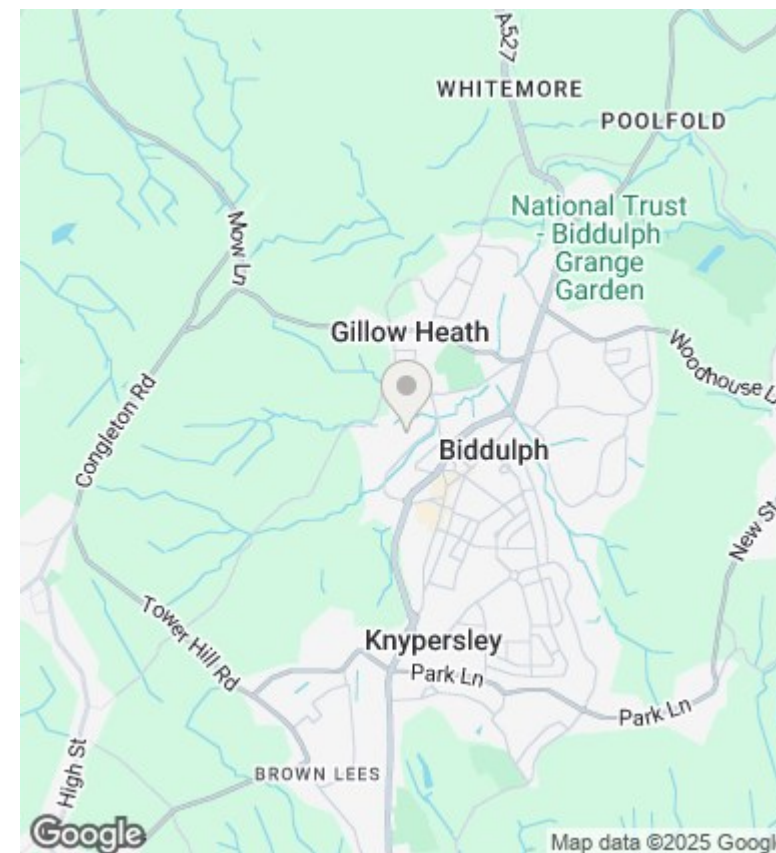








Total Area: 78.1 m<sup>2</sup>



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		