



14 Chaffinch Drive, Biddulph, Stoke-On-Trent, ST8 7TU

£395,000

- Four Bedroom Detached Home
- Spacious Open Plan Kitchen/ Diner
- Master Bedroom Having En-Suite
- Generous Block Paved Driveway Providing Ample Off-Road Parking
- Separate Utility & Ground Floor Cloakroom
- Woodland Style Rear Garden
- Bay Fronted Lounge
- Internally Accessible Garage
- Within Close Proximity To Local Leisure Centre & Well Regarded Schools

14 Chaffinch Drive, Stoke-On-Trent ST8 7TU

Positioned within a quiet cul-de-sac on the ever popular Thames Drive development, this impressive four bedroom detached home delivers lifestyle appeal tailor made for family living.



Council Tax Band: E



From the outset, the property presents strong kerb appeal with a generous block-paved driveway providing ample off-road parking, complemented by an integral garage and the added advantage of an electric vehicle charging point.

Internally, the ground floor has been thoughtfully configured to maximise both flow and functionality.

A welcoming hallway leads into the spacious bay fronted lounge which forms the heart of the home, with its double doors opening seamlessly into a spacious open-plan kitchen diner, creating a highly sociable environment ideal for both everyday living and entertaining.

The addition of a conservatory further enhances this space, offering a relaxing garden outlook year-round. A separate utility room and ground floor cloakroom complete the downstairs accommodation, which also benefits from an internally accessible garage, offering further potential for conversion, if required & subject to approval.

To the first floor, there are four well-proportioned bedrooms, all offering sizeable accommodation. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom. From the front elevation, there are partial views towards Mow Cop, adding an attractive backdrop to the setting.

Externally, the standout feature is undoubtedly the rear garden, a substantial and beautifully established plot designed in a woodland style. This unique outdoor space provides a sense of privacy and tranquillity rarely found, making it a true asset for families, nature lovers, or those simply seeking a retreat from the everyday.

The location is equally impressive. Chaffinch Drive sits within close proximity to the local leisure centre and is ideally positioned for well regarded schools, including Woodhouse Academy and Oxhey First School, making it a strategic choice for families.

In summary, this is a well-balanced, move in ready home offering an ideal acquisition for buyers seeking a high-quality family residence in a prime residential location.

Entrance Hall

Having a UPVC double glazed front entrance door with decorative stained glass panel, radiator, oak

effect laminate flooring. UPVC double glazed window to the front aspect. Stairs off to first floor landing. Ground floor cloaks having a WC with corner set wash hand basin half tiled walls, extractor fan, radiator.

Lounge

12'9" x 17'7" into bay

Having a double glazed walk-in bay window, ceiling and ornate ceiling rose, oak effect laminate flooring. Feature fireplace having timber surround with marble inset. Double opening doors through to the dining kitchen.

Open Plan Dining Kitchen

21'8" x 10'11" reducing to 8'2"

Kitchen having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a composite one and a half bowl sink unit with mixer tap over. Incorporating breakfast bar with seating for three /four people. Glazed display units, plumbing for dishwasher, integral electric combination oven and grill with separate gas hob over and extractor fan. Tiled splashback, oak effect laminate flooring. Integral fridge and separate freezer. Defined dining area having radiator, coving to ceiling and UPVC double glazed sliding patio doors into the conservatory.

Conservatory

14'3" x 10'6"

Having a brick base with UPVC double glazed windows overlooking the rear gardens. Tiled effect laminate flooring, polycarbonate roof. New UPVC double glazed patio doors giving access out onto the rear patio and gardens. Radiator.

Utility Room

8'11" x 5'9"

Having continuous Oak effect laminate flooring, radiator. Fitted base units with plumbing for washing machine and space for tumble dryer with incorporating worksurface with single drainer stainless steel sink unit. Baxi gas fired central heating boiler. UPVC double glazed window and rear entrance door. Internal access door through to the garage.

Garage

18'1" x 8'7"

Having a metal up and over door with electric light and power.

First Floor Landing

Having access to loft space and bedrooms.

Bedroom One

14'0" x 12'0"

Having a UPVC double glazed window to the rear aspect enjoying views over the Woodland Gardens. Radiator. Access through to en-suite.

En-Suite

Having a fully enclosed shower cubicle with Triton electric shower, pedestal wash hand basin and low-level WC. Recess LED lighting to ceiling, UPVC double glazed obscure window to the side aspect, radiator.

Bedroom Two

19'9" into bay x 8'4"

Having dual aspect UPVC double glazed windows with the rear enjoying views over the Woodland Gardens whilst the front has views on the horizon towards Mow Cop. Radiators.

Bedroom Three

11'4" x 7'8"

Having a UPVC double glazed window to the front aspect with views on the horizon towards Mow Cop, laminate flooring, radiator.

Bedroom Four

8'7" x 7'4"

Having a UPVC double glazed window to the rear aspect enjoying views over the Woodland Gardens. Radiator.

Bathroom

11'0" x 6'0"

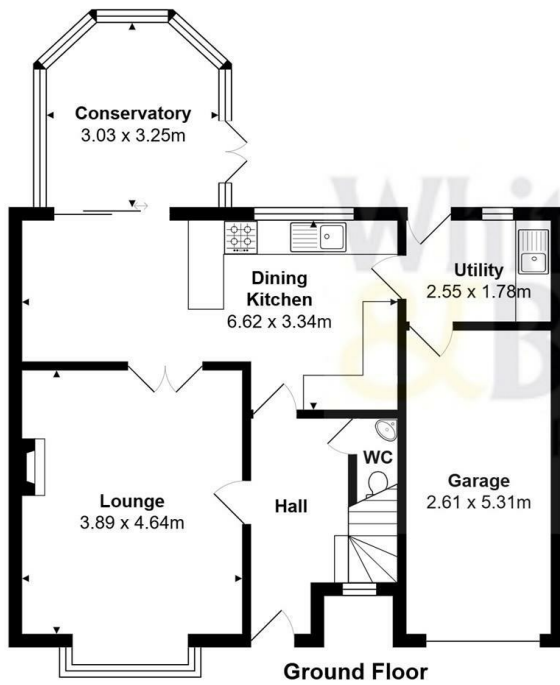
Having a panelled bath, pedestal wash hand basin and low-level WC. Half tiled walls, UPVC double glazed obscured window to the front aspect, recessed lighting, radiator. Built in airing cupboard housing hot water cylinder with linen storage.

Externally

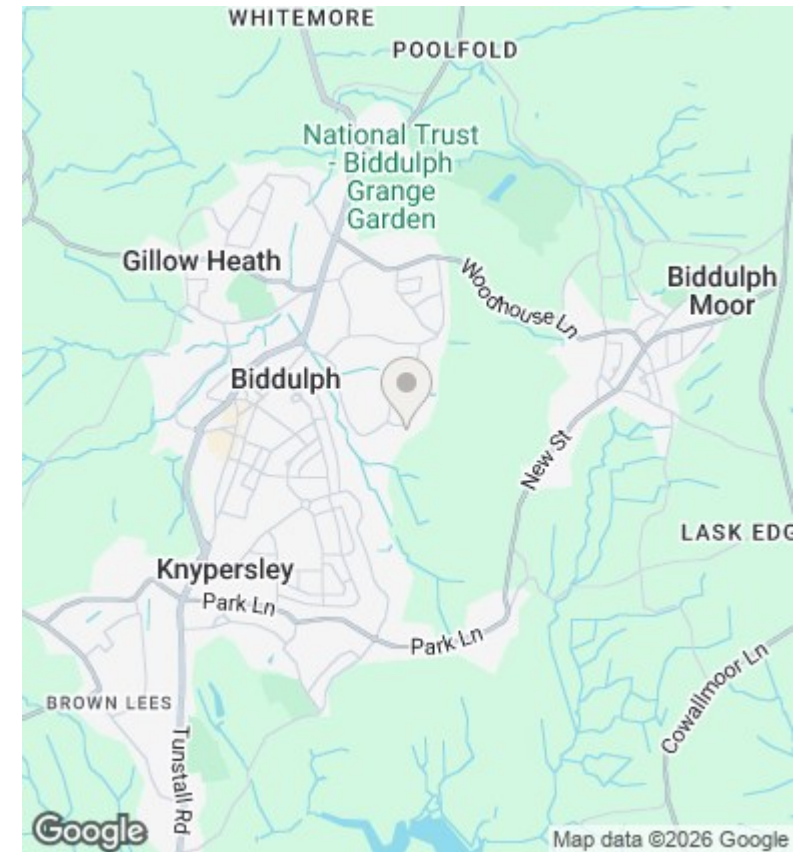
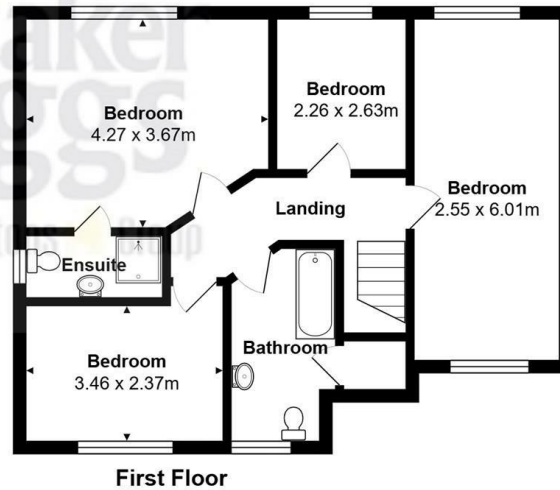
To the front of the property there is an attractive block paved driveway providing ample off-road parking in addition to the integral garage. Shaped lawned frontage with established blossom tree, gated side access through to the side of the property leading to the rear garden. The rear garden offers a fantastic sized Woodland style garden stocks with assortment of trees and seasonal plants including bluebells and daffodils. Adjoining paved patio to the perimeter of the property. External water tap. Enjoying an excellent degree of privacy.







Total Area: 142.1 m²
 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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	