



## 2 Prize Building Lorena Close

Biddulph, ST8 6FA

Price £230,000



Carters are proud to present to the market this exceptional, high-specification mid-town house, finished to an impressive standard and offering beautifully appointed accommodation throughout.

Upon entering the property, you are welcomed into an expansive open-plan living, dining and kitchen area, thoughtfully designed for modern living and stylish entertaining. The stunning contemporary shaker-style kitchen is complemented by fully integrated appliances and premium finishes, seamlessly blending style with functionality. A full-length box bay window enhances the sense of light and space, allowing natural light to flood the room and creating a wonderful connection with the outdoors.

The ground floor further benefits from a versatile second reception room, ideal as an additional sitting room, home office or guest bedroom. A generously proportioned wet room features a sleek wall-mounted shower, pedestal wash hand basin and WC, all finished in a clean, contemporary style. Underfloor heating throughout the ground floor provides an additional level of comfort and luxury.

To the first floor, the property continues to impress with an exceptionally spacious principal bedroom complete with fitted wardrobes. A further well-proportioned bedroom offers flexibility for guests, hobbies or those working from home. The substantial family bathroom is beautifully presented and illuminated by a Velux window, creating a bright yet tranquil space.

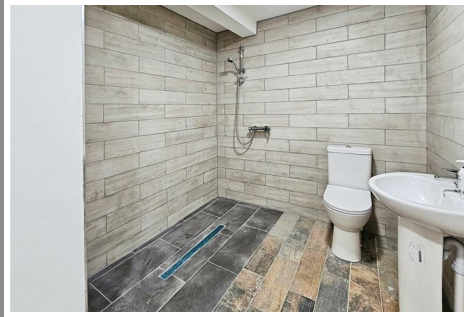
Externally, the rear garden has been professionally landscaped to create a stylish, low-maintenance retreat. An Indian stone patio provides the perfect setting for outdoor dining, while raised sleeper beds are thoughtfully planted with an array of seasonal flowers and shrubs.

Please note the property is available to cash buyers only, and occupancy is restricted to residents aged 55 and over, making it an ideal choice for those seeking a peaceful and well-maintained community setting.

# 2 Prize Building Lorena Close

Biddulph, ST8 6FA

Price £230,000



## Entrance Hallway

Hardwood double glazed entrance door to the front elevation. Hardwood double glazed window to the front elevation. Access to the stairs. Built in storage cupboard. Under stairs storage cupboard. Wood effect tiled flooring with under floor heating.

## Open Plan Kitchen / Dining / Living Space

22'9" x 15'4" (6.93m x 4.67m)

Hardwood double glazed entrance door to the rear elevation. Hardwood double glazed full length box bay window to the rear elevation. Hardwood double glazed window to the rear elevation. Stunning shaker style fitted kitchen with a range of wall, base and drawer units. Marble effect laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Integrated fridge freezer. Integrated dishwasher. Built in electric oven. Built in four ring electric hob with a glass splash back. Extractor hood. Tiled upstands. TV aerial point. Wood effect tiled flooring with under floor heating.

## Living Room / Bedroom Two

13' x 11'2" (3.96m x 3.40m)

Hardwood double glazed window to the front elevation. Internal door to the shower room.

USB sockets. Wood effect tiled flooring with under floor heating.

## Shower Room

13' x 7'4" (3.96m x 2.24m)

Wet room with a wall mounted shower. Pedestal wash hand basin. Mid level w.c. Partially tiled walls. Extractor fan. Tiled flooring with under floor heating.

## Stairs and Landing

Access to the loft space. Eaves storage cupboard.

## Bedroom One

19'4" x 11'6" (5.89m x 3.51m)

Hardwood double glazed window to the front elevation.

Built in eaves storage. Two radiators. USB power sockets. TV aerial point.

## Bedroom Two / Three

10'7" x 9' (3.23m x 2.74m)

Velux roof light to the rear elevation.

Radiator. TV aerial point. Eaves storage.

## Family Bathroom

12'10" x 7'11" (3.91m x 2.41m)

Velux roof light to the rear elevation.

Panel bath with a wall mounted shower over. Vanity basin unit with storage under. Mid level w.c. Extractor fan. Fully tiled walls. Chrome heated towel rail. Eaves storage cupboard. Tiled flooring.

## Externally

To the rear of the property is a beautifully landscaped, low-maintenance garden featuring an Indian stone patio and raised sleeper flower beds stocked with a variety of seasonal plants and shrubs. Feature lantern lighting creates an attractive ambience in the evenings.

To the front, there is an additional Indian stone patio area, along with a double outdoor power socket and a post box.

The property also benefits from a designated off-road parking space to the rear.

## Additional Information

Freehold. Council Tax Band: B

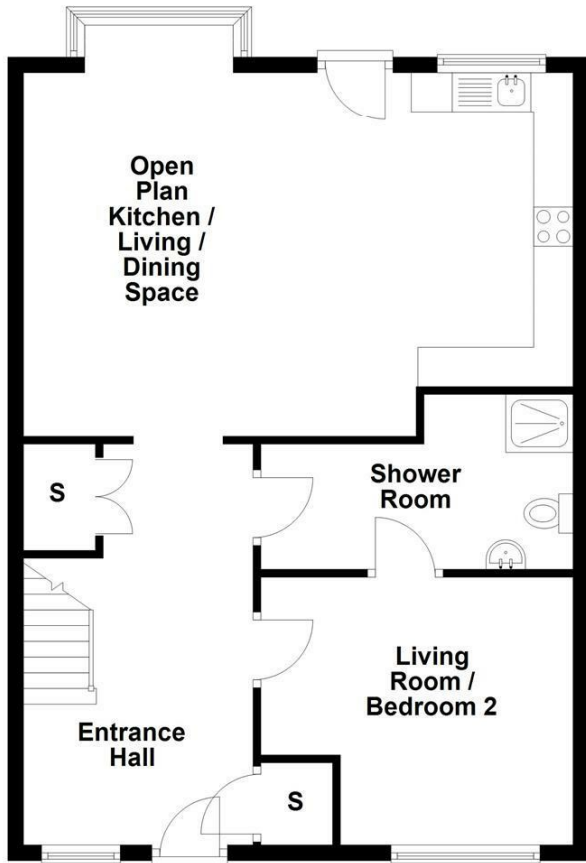
TOTAL FLOOR AREA : 1420 Square Foot / 132 Square Meters.

## Disclaimer

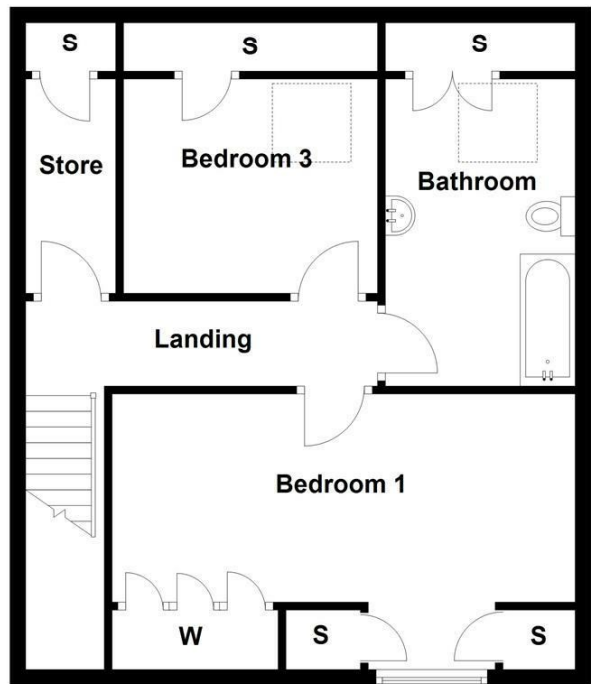
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground Floor



First Floor



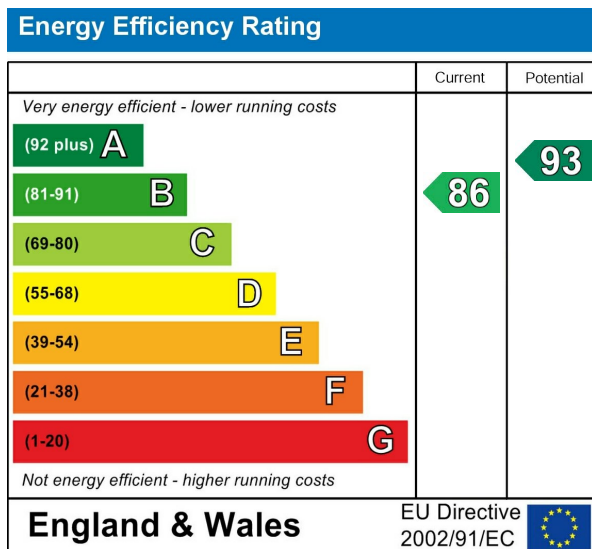
## Road Map



## 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.

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.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**