CARTERS
ESTATE AGENTS

28 Oakfield Grove

Biddulph, ST8 6UH

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Offers in the region of £399,950

Here at Carters, we are delighted to welcome to the market this superbly presented four bedroom extended detached family home, occupying a popular cul-de-sac location on Oakfield Grove in Biddulph. Finished to an exceptionally high standard throughout, this impressive home offers generous accommodation with a substantial rear extension creating a fantastic open-plan living space.

The ground floor comprises a spacious living room with an attractive box bay window, leading through to the dining room where bi-fold doors open into the impressive extended living, dining and kitchen area. This superb space is perfect for modern family life and entertaining, with Velux roof lights flooding the room with natural light and French doors opening directly onto the rear garden. A utility room and convenient ground floor W.C. complete the accommodation on this level.
Upstairs are four spacious bedrooms, all benefiting from fitted wardrobes, with an en-suite to the master bedroom and a well-appointed three-piece family bathroom.
Externally, the property benefits from off-road parking for two vehicles, a garage and landscaped gardens to both the front and rear. The low-maintenance rear garden features an Indian stone patio and artificial lawn, providing a fantastic space for outdoor dining and entertaining.

Beautifully presented throughout, this is an exceptional family home where the space, quality and impressive extension really need to be seen to be fully appreciated.

Early viewing is highly recommended. Contact Carters today on **01782 470 391** to arrange your viewing.

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Entrance Hallway
Composite double glazed entrance door to the front elevation.
Coving to the ceiling. Stairs to the first floor. Newly fitted carpet.

Living Room
10'11" extending to 13'4" to the bay x 15'6" (3.33m extending to 4.06m to the bay x 4.72m)
UPVC double glazed box bay window to the front elevation with fitted blinds. Coving to the ceiling. Double glazed doors to the dining room. Radiator. Two TV aerial points. Newly fitted carpet.

Dining Room
8'9" x 9'8" (2.67m x 2.95m)
Solid Oak bi fold doors leading to the open plan living / dining room.
Coving to the ceiling. Radiator. Newly fitted carpet.

Kitchen Area
13'8" x 9'8" (4.17m x 2.95m)
UPVC double glazed window to the side elevation.
High gloss fitted kitchen incorporating a range of wall, base and drawer units. Wood effect laminate work surfaces. Composite resin one and a half bowl sink with a mixer tap and a drainer. Built in double electric oven / grill. Space for a microwave. Built in five ring gas hob with a fitted extractor hood over. Space for an American style fridge freezer. Integrated dishwasher. Recessed ceiling down lighters. Radiator. Tiled flooring.

Open Plan Living / Dining Area
22'4" x 8' (6.81m x 2.44m)
Three Velux roof lights. UPVC double glazed windows to the rear and side elevations. Composite double glazed entrance door to the side elevation. UPVC double glazed French doors to the rear elevation. Recessed ceiling down lighters. Two radiators. Tiled flooring.

Utility Room
Fitted wall and base units. Space and plumbing for a washing machine. Space for a tumble dryer. Internal door leading to the garage.

Cloakroom / W.C
Mid level w.c. Vanity basin unit with storage under. Tiled walls with niche detailing. Extractor fan. Recessed ceiling down lighters. Radiator. Tiled flooring.

Stairs and Landing
Access to the loft space having lighting. Airing cupboard. Radiator. Newly fitted carpet.

Bedroom One
8'11" x 13'5" (2.72m x 4.09m)
UPVC double glazed window to the front elevation having fitted blinds.
Built in wardrobes with a bronze glass finish. Recessed ceiling down lighters. Radiator. Newly fitted carpet.

En Suite
UPVC double glazed window to the front elevation with a fitted blind.
Double shower enclosure with a rainfall shower head and aqua paneling. Mid level w.c. Counter top wash hand basin with storage under. Chrome heated towel rail. Extractor fan. Recessed ceiling down lighters. Vinyl flooring.

Bedroom Two
8'1" x 10'7" (2.46m x 3.23m)
UPVC double glazed window to the rear elevation with fitted blinds.
Radiator. TV point. Newly fitted carpet.

Bedroom Three
8'5" x 12' (2.57m x 3.66m)
UPVC double glazed window to the front elevation with fitted blinds.
Fitted wardrobes. Recessed niche detail with a TV point. Radiator. Newly fitted carpets.

Bedroom Four
7'4" x 10'9" (2.24m x 3.28m)
UPVC double glazed window to the rear elevation having a fitted blind.
Fitted wardrobes. Radiator. Newly fitted carpets.

Bathroom
6'2" x 6'7" (1.88m x 2.01m)
UPVC double glazed window to the rear elevation.
Panel bath with a shower over and glazed shower screen. Pedestal wash hand basin and a mid level w.c. Tiled walls with a niche detail having lighting and glass shelving. Chrome heated towel rail. Vinyl flooring.

Garage
Electric roller door to the front elevation.
Power and lighting.

Externally
To the front of the property is a tarmac driveway providing off-road parking for two vehicles, alongside a lawned garden with a selection of seasonal plants and shrubs. A secure gated access to the side, with an Indian stone pathway, leads through to the beautifully landscaped rear garden.

The rear garden enjoys a high degree of privacy and has been thoughtfully designed for both entertaining and low-maintenance living, featuring an Indian stone paved patio, artificial lawn and raised flower borders stocked with a variety of established plants and shrubs. Further benefits include a garden shed with power, outside tap and double power socket.

Additional Information
Total Floor Area: TBC

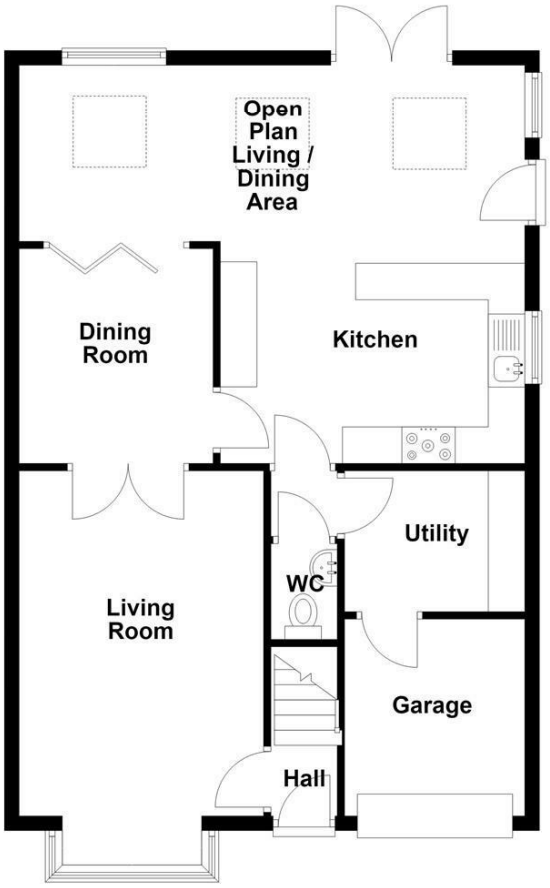
Council Tax Band D.

Freehold.

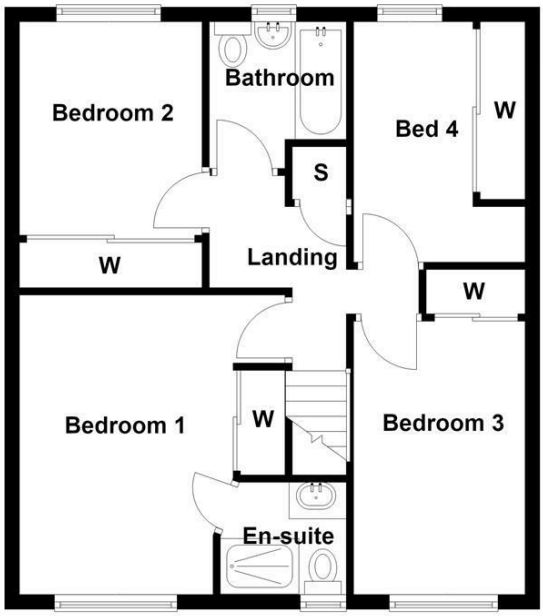
Disclaimer
Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the 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 advise from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

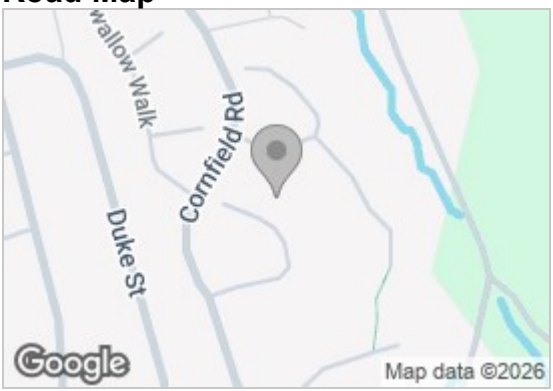
Ground Floor



First Floor

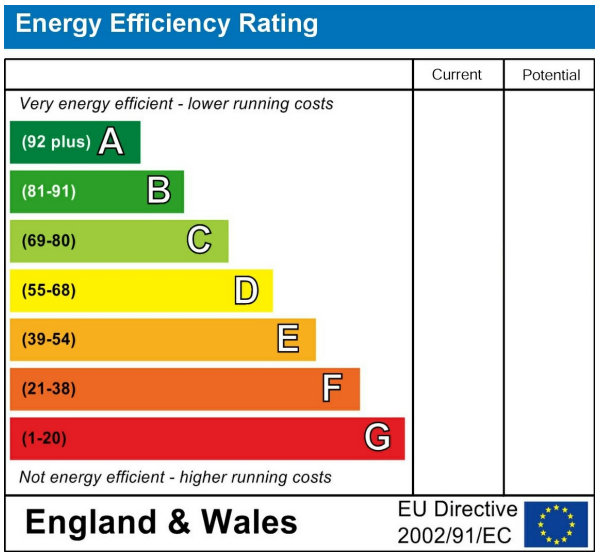


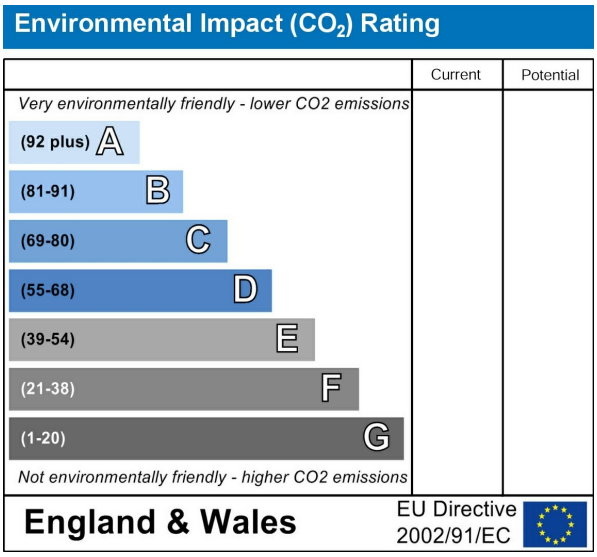
Road Map



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.

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