



## 15 Fountain Court

Biddulph, ST8 6UP

**Price £415,000**



Here at Carters we are proud to present this distinguished executive detached family home, commanding a prominent position at the head of a quiet cul-de-sac. Set within a sought-after and highly desirable location, the property enjoys proximity to reputable local schools and is within comfortable walking distance of the town centre.

Upon entering, you are welcomed into a magnificent entrance hall, adorned with striking parquet Karndean luxury flooring, which flows seamlessly into the elegant lounge. This impressive reception room features a bay window to the front, a gas fireplace with a luxury marble surround, and double doors opening to the formal dining area. The open-plan kitchen/dining space is designed with both style and function in mind, with French doors providing direct access to the garden. The bespoke kitchen is fitted with premium cabinetry, fully integrated appliances, and exquisite granite work surfaces. A thoughtfully designed utility room and cloakroom/WC complete the ground floor accommodation.

The first floor comprises four generously proportioned bedrooms and a luxurious four-piece family bathroom suite, designed to meet the highest standards of comfort and refinement.

Externally, the property is approached via a driveway providing off-road parking for up to six vehicles and leading to the integral garage. The home is set within an exceptionally generous plot, with side gardens predominantly laid to lawn and enhanced by a curated selection of seasonal plants and shrubs. The rear gardens continue in impressive fashion, offering a paved terrace, manicured lawns with raised timber sleeper flower beds, and a productive vegetable patch. Further distinguished features include a timber summer house with power, a timber decked entertaining area, a greenhouse, and an additional garden storage shed.

This is a rare opportunity to acquire a home of such calibre in a prestigious setting. Properties of this stature are seldom available — early viewing is

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## Entrance Porch

UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the side elevation.

## Entrance Hallway

Hardwood entrance door to the front elevation.

Stairs to the first floor. Radiator. Karndean flooring in a parquet finish.

## Living Room

11'10" x 15'9" (3.61m x 4.80m)

UPVC double glazed bay window to the front elevation.

Coving to the ceiling. Gas fire with a marble surround and hearth. Double doors to the rear leading to the dining room. Radiator.

## Dining Area

10'10" x 11'9" (3.30m x 3.58m)

UPVC double glazed French doors to the rear elevation.

Panel radiator. Vinyl flooring.

## Kitchen Area

10'10" x 14'5" (3.30m x 4.39m)

UPVC double glazed window to the rear elevation. UPVC double glazed entrance door to the side elevation.

Fitted bespoke cabinetry having a range of wall, base and drawer units and a breakfast bar. Bepoke Granite work surfaces. Inset ceramic one and a half bowl sink. Rangemaster oven having two ovens, a grill and a five ring gas hob with a Rangemaster extractor hood over. Integrated microwave. Integrated dishwasher. Integrated fridge freezer. Integrated wine cooler. Panel radiator. Vinyl flooring.

## Utility Room

6'2" x 8'6" (1.88m x 2.59m)

Internal door leading to the garage. Fitted base and wall units with laminate work surfaces. Stainless steel sink with a hose tap. Space and plumbing for a washing machine. Space for a tumble dryer. Recessed ceiling down lighters. Radiator.

## Cloakroom / W.C

UPVC double glazed window to the side elevation.

Vanity basin unit with storage under. Mid level w.c. Recessed ceiling down lighters. Panel radiator. Tiled flooring.

## Stairs and Landing

Built in storage cupboard.

## Bedroom One

14'6" x 13' (4.42m x 3.96m)

UPVC double glazed window to the front elevation.

Radiator.

## Bedroom Two

11'11" x 13' (3.63m x 3.96m)

UPVC double glazed window to the front elevation.

Radiator.

## Bedroom Three

8'11" x 12'8" (2.72m x 3.86m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Four

9'8" x 7'1" (2.95m x 2.16m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bathroom

7'6" x 7' (2.29m x 2.13m)

UPVC double glazed window to the rear elevation.

Four piece modern bathroom suite comprising of; a panel bath, shower enclosure, vanity basin unit with storage under and a mid level w.c. Recessed ceiling down lighters. Extractor fan. Tiled walls. Chrome heated towel rail. Vinyl flooring.

## Garage

16'7" x 17'3" maximum (5.05m x 5.26m maximum)

Electric roller garage door to the front elevation. UPVC double glazed window to the side elevation.

Over head storage. Power and lighting.

## Externally

Outside, the property features a driveway to the front, providing off-road parking for up to six vehicles and leading to the garage. The home sits on an exceptionally generous plot. To the side, there is a spacious garden mainly laid to lawn, complemented by a selection of seasonal plants and shrubs.

At the rear, the garden continues generously, offering a paved patio area, a lawn with raised timber sleeper flower beds, and a vegetable patch. Additional outdoor amenities include a timber summer house with power, a timber decking area, a greenhouse, and a further shed for storage. The exterior is further enhanced by the convenience of an outside tap.

## Additional Information

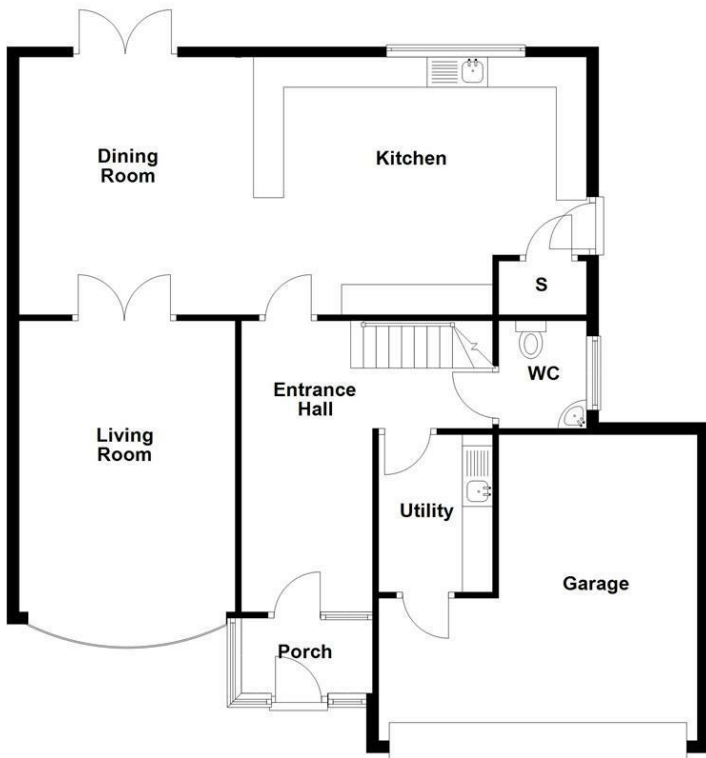
Freehold. Council Tax Band E.

Total Floor Area: 1119 Square Foot / 104 Square Meters.

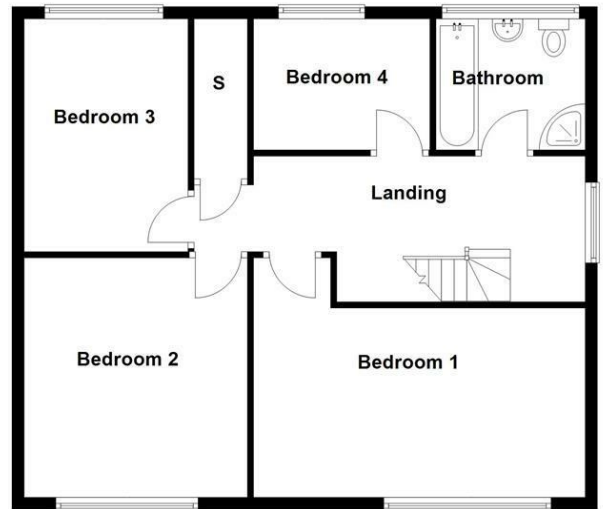
## Disclaimer

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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	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.

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