



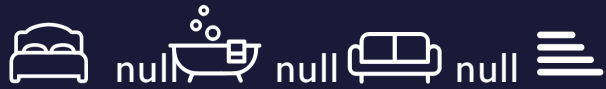
15 Field View, Biddulph, Stoke-On-Trent, ST8 6TQ

£350,000

- Four bedroom detached family home
- Prime cul-de-sac position in Gillow Heath
- Walking distance to Biddulph Valley Walkway
- Upgraded golden oak uPVC double glazing (front & rear)
- Integral garage with electric remote-controlled door
- Two reception rooms plus rear conservatory extension
- Conservatory with underfloor heating (via gas central heating boiler)
- Kitchen with scope for open-plan reconfiguration
- Utility room & ground floor cloaks / WC
- Ensuite to principal bedroom & family bathroom

15 Field View, Stoke-On-Trent ST8 6TQ

Positioned within a highly regarded and select cul-de-sac just off Halls Road, in the ever-popular area of Gillow Heath, this impressive four bedroom detached residence offers an excellent blend of established family living, modern upgrades, and future potential.



Council Tax Band: E



Gillow Heath continues to be a sought-after location, appealing to buyers looking for a semi-rural feel, while remaining well connected to Biddulph, Leek and Congleton. The property is ideally situated close to Halls Road recreational grounds and tennis courts, as well as Biddulph Valley Walkway, perfect for dog walking, weekend strolls, and those seeking a lifestyle-led environment right on their doorstep.

The property itself delivers strong kerb appeal, enhanced by an upgraded frontage, featuring golden oak uPVC double glazing to both the front and rear elevations. A generous driveway provides ample off-road parking and leads to an integral garage with electric remote-controlled door.

Internally, the accommodation is well proportioned and designed with family functionality in mind. A welcoming entrance hall leads through to a spacious bay-fronted lounge, with a separate formal dining room, offering flexibility for entertaining or adaptable living space. To the rear, a substantial conservatory extension provides an additional reception area, enjoying attractive garden views and creating a seamless transition between indoor and outdoor living. Notably, the conservatory benefits from underfloor heating, powered by the main gas central heating boiler—ensuring year-round usability and comfort.

The kitchen is well arranged with direct access to a separate utility room and integrated garage, key operational features for modern family life. There is also clear potential to reconfigure the layout to create an open-plan dining kitchen, aligning with current buyer demand and offering a clear value-add opportunity.

To the first floor, the property offers four well-balanced bedrooms. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a family bathroom, ensuring practicality for growing families.

Externally, the property continues to perform. The rear garden is arranged over two tiers, providing versatile and usable outdoor space, ideal for entertaining, children's play, or further landscaping enhancement. The setting is private, established, and well-maintained, offering an open woodland backdrop to the home.

A well-located family home offering immediate comfort with enhanced year-round living space, combined with clear scope for future improvement positioned in a desirable setting.

Entrance Hall

Having a UPVC double glazed front entrance door with decorative glazed panelling, radiator.

Ground Floor Cloaks

having a wall-mounted wash hand basin and low-level WC. UPVC double glazed leaded window to the front aspect.

Lounge

12'5" x 14'9"

Having a UPVC double glazed walk-in bay window, to the front aspect, radiator, coving to ceiling, ornate ceiling rose, feature fireplace having ornate oak fire surround, with marble inset and gas fire, radiators, stairs off to first floor landing, double opening doors through in to the dining room.

Dining Room

9'4" x 10'9"

Having coving to ceiling, radiator, sliding doors leading into the conservatory.

Conservatory

20'1" x 14'5"

reducing to 2.39m. of UPVC construction with dwarf brick base, having an open plan defined lounge and dining area, with tiled flooring, having underfloor heating. UPVC double glazed windows to the rear and sides, overlooking the gardens with UPVC double glazed French doors, giving access out onto the patio. Polycarbonate roof.

Kitchen

10'2" x 10'9"

Having a range of wall-mounted cupboard and base units, with fitted worksurface over incorporating a single drainer stainless steel sink unit, with mixer tap over. Space for fridge, plumbing for dishwasher, space for electric cooker with extractor hood over. Recessed LED lighting and coving to ceiling, radiator, part tiled walls, UPVC double glazed window to the rear aspect, through to the conservatory, tiled floor, pantry store having fitted shelving.

Rear Vestibule

Having access through to the garage and a UPVC double glazed rear access door to the gardens and the front of the property.

Utility Room

7'5" x 3'10"

Having fitted base units, with plumbing for washing machine, fitted worksurface over with incorporating single drainer stainless steel sink unit. UPVC double glazed window to the rear aspect, radiator, tiled floor.

Integral Garage

16'6" x 8'6"

Having a tiled floor, wall-mounted Glow Worm gas central heating boiler, access to loft space, electric light and power, electric remote control garage door.

First Floor Landing

Having access to loft space, galleried landing.

Bedroom One

14'5" x 8'11"

Having a UPVC double glazed window to the rear aspect, overlooking the gardens, built in bedroom furniture with wardrobes and overhead storage with corner set display cabinets, matching bedside tables and separate dressing table, radiator, coving to ceiling, wall mount for TV.

Bedroom Two

10'8" x 7'10"

Having UPVC double glazed window to the rear aspect, overlooking the gardens with views on the horizon towards Biddulph Moor. Built in double wardrobe with sliding mirror doors, laminate flooring, coving into ceiling, recessed LED lighting to ceiling, wall light point.

Bedroom Three

10'6" x 8'6"

Having coving to ceiling with recessed lighting, built in wardrobe with sliding mirror doors, radiator, UPVC double glazed window to the front aspect.

Bedroom Four

7'5" x 7'2"

Having a UPVC double glazed window to the rear aspect, with views on the horizon over Biddulph Moor, laminate flooring, radiator, built in bedroom furniture with wardrobe and overhead storage, built in desk with shelving, matching drawers.

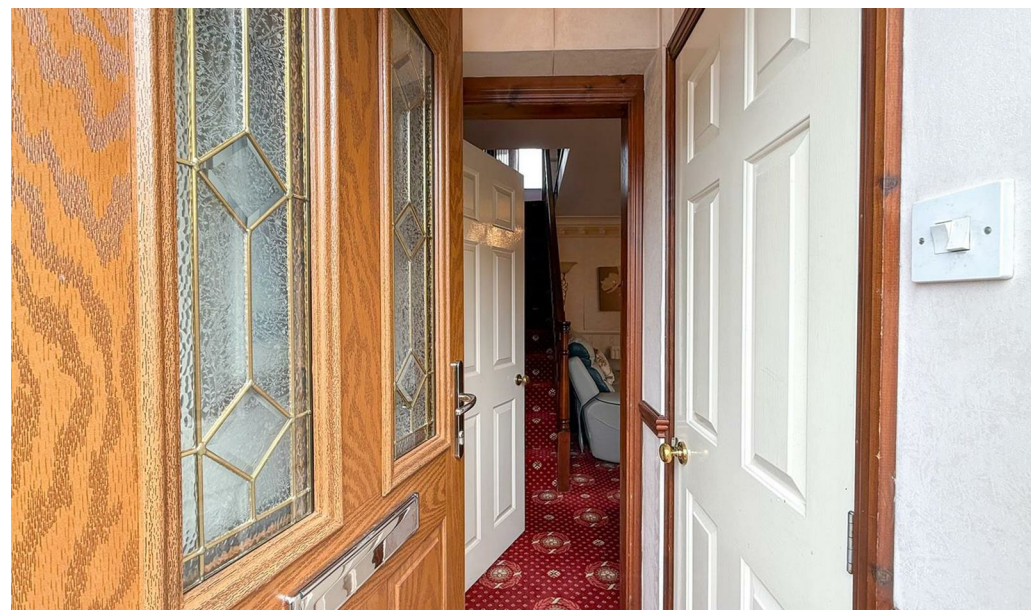
Family Bathroom

2.24m into doorway by 1.90m maximum, having a panelled bath with over bath shower, wash hand basin, low level WC., fully tiled walls, recessed LED lighting to ceiling, UPVC double glazed leaded obscured window to the front aspect, tiled floor. Airing cupboard housing hot water cylinder, also having linen storage, radiator, shaver point.

Externally

To the front of the property there is a lawned garden, with established conifer, double width driveway to the side giving access to the garage and the front of the property, gated access to both sides leading to the rear garden.

Rear garden fully enclosed, offering a good degree of privacy, adjoining open woodland to the rear, formal lawned garden with adjoining stone paved patio with feature stocked borders and concrete columns. Ramp down to further sectional garden, enjoying a great degree of privacy having a feature built in pond, lawned gardens enclosed by timber fenced boundaries.





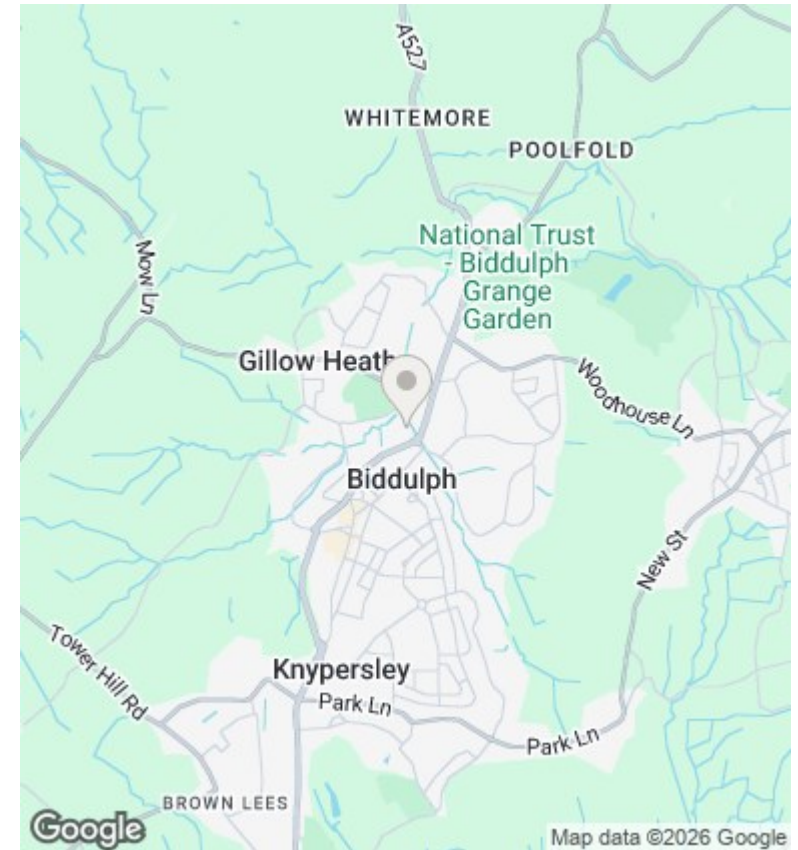
Directions

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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	