



Brocks Croft Gardens, Biddulph, ST8 6BX.

£299,950

Whittaker Est. 1930  
& Biggs

## Brocks Croft Gardens,

Biddulph, ST8 6BX.

A spacious and modern four bedroom detached family home, which has been expertly extended to provide additional family space, which is light and airy having French doors leading onto the garden.

This beautifully presented home has an impressive fitted kitchen with central island, integral appliances, modern feature radiators and a defined dining area making it an ideal space for entertaining. Additionally there is a formal lounge, utility, ground floor WC and integral garage, balancing this perfect family home.

The first floor is equally as impressive, having four good sized bedrooms, a family bathroom and an en-suite shower room to the master bedroom.

Externally there are gardens to both front and rear and a drive providing off road parking for two cars.

A viewing is highly recommended to appreciate all this very impressive home has to offer.



### Entrance Hallway

Composite external door to the front elevation with double glazed glass panels to the side, wood effect flooring, radiator, under stairs storage cupboard and stairs to the first floor.

### Living Room 14' 8" x 11' 11" (4.48m x 3.62m)

uPVC double glazed bay style window to the front elevation, electric fire with a marble hearth and mantle, double doors to the kitchen and a radiator.

### Dining Kitchen 11' 11" x 21' 10" (3.64m x 6.65m)

uPVC double glazed window to the rear elevation, fitted kitchen units to the base level as well as full height larder units with built in motion sensor lighting, quartz worktops, stainless steel sink with chrome mixer tap over, four ring gas burning hob, integral Zanussi oven and microwave, integral fridge Freezer, breakfast bar style kitchen island, column radiator, wood effect flooring, opening to the family room.

### Family Room 11' 3" x 9' 11" (3.44m x 3.01m)

uPVC double glazed double doors to the side elevation giving access to the rear garden, uPVC double glazed window to the rear elevation, four sky lights, wood effect flooring and a radiator.

### Utility Room 8' 8" x 5' 0" (2.65m x 1.53m)

External door to the rear elevation with a double glazed glass panel, fitted unit to the base and eye level, stainless steel sink with chrome mixer tap over, plumbing for a washing machine, wood effect flooring and a radiator.

### W.C

uPVC double glazed frosted glass window to the side elevation, WC with a push flush, pedestal sink, wood effect flooring and a radiator.

### First Floor Landing

Loft access, airing cupboard and a radiator.

### Bedroom One 11' 0" x 11' 11" (3.36m x 3.62m)

uPVC double glazed window to the front elevation, built in wardrobes with sliding doors and a radiator.

### En-Suite

uPVC double glazed frosted glass window to the front elevation, walk in shower cubicle, WC with a push flush, vanity unit with a built in sink and chrome mixer tap over, chrome ladder style towel heating radiator and wood effect flooring.

### Bedroom Two 12' 5" x 8' 7" (3.78m x 2.62m)

uPVC double glazed window to the front elevation and a radiator.

### Bedroom Three 11' 10" x 8' 10" (3.60m x 2.69m)

uPVC double glazed window to the rear elevation and a radiator.

### Bedroom Four 9' 1" x 8' 7" (2.76m x 2.62m)

uPVC double glazed window to the rear elevation, built in wardrobes and a radiator.

### Bathroom 9' 0" x 5' 6" (2.74m x 1.68m)

uPVC double glazed frosted glass window to the rear elevation, P shaped bath with a rainforest shower fitment over, WC with a push flush, sink with chrome mixer tap over, chrome ladder style towel heating radiator, wood effect flooring.

### Garage 15' 11" x 8' 7" (4.84m x 2.62m)

Up and over garage door, wood surface, and light and power.



## Exterior

To the front is a Tarmac driveway with parking for two cars, and a lawned garden. While to the rear elevation is an enclosed garden with is mostly laid to lawn, with a stone patio and further seating area.

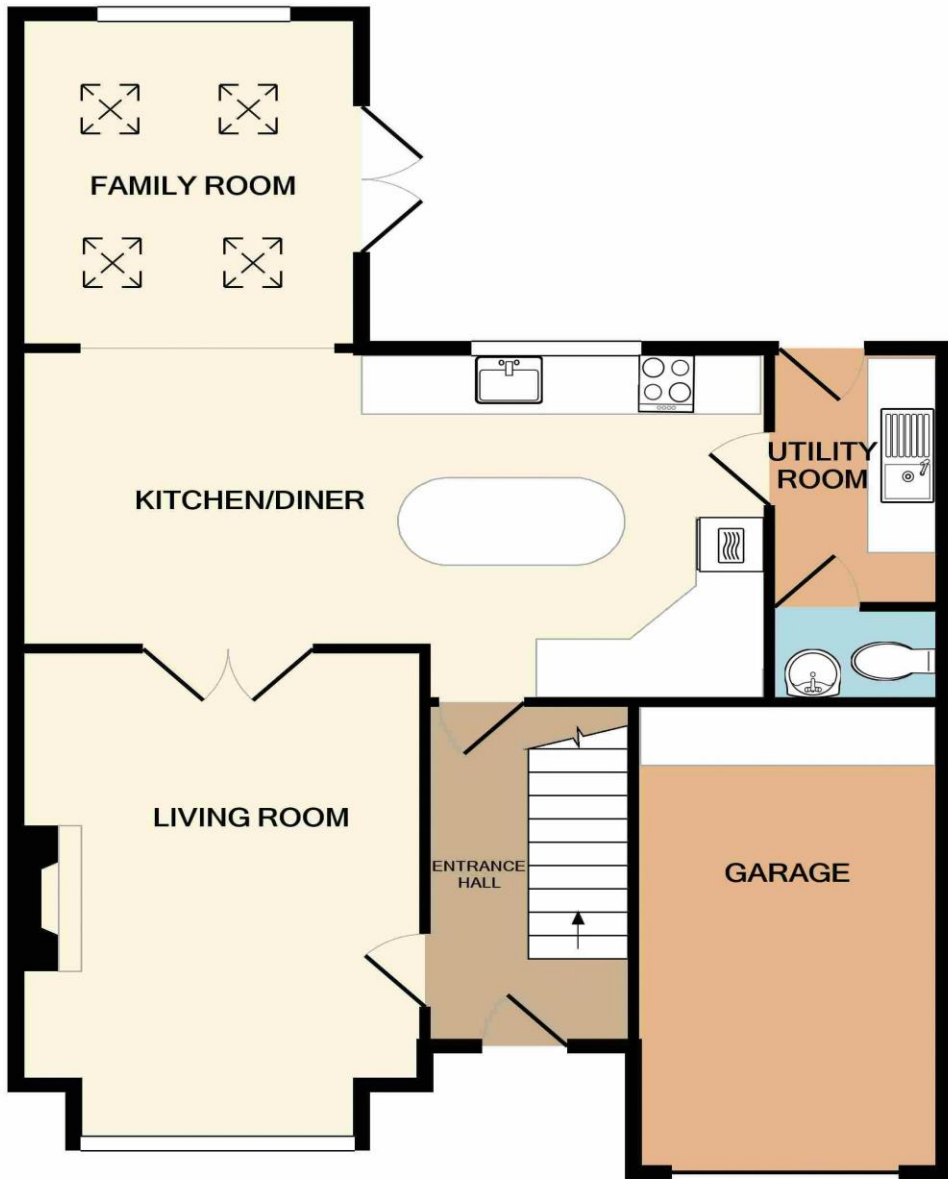
Note:

Council Tax Band: Band D.

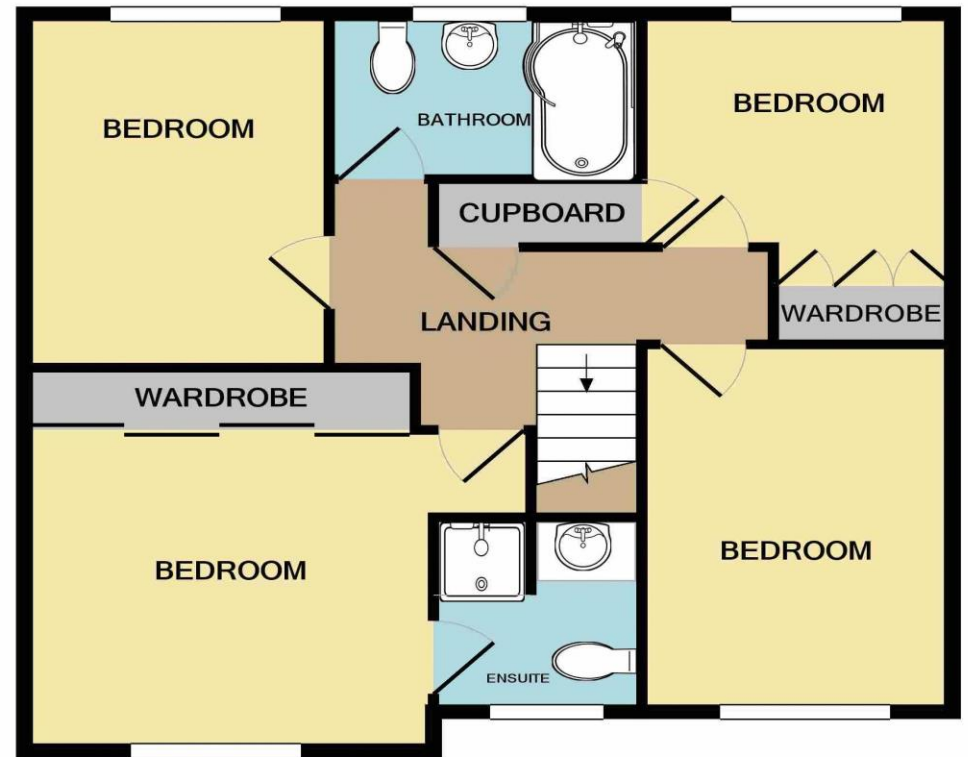
EPC Rating: TBC.

Tenure: believed to be Freehold.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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