



Meadside, Knypersley, ST8 6NP.  
£269,950

Whittaker Est. 1930  
& Biggs

# Meadowside, Knypersley, ST8 6NP.

It's a rarity to find a bungalow with such a fantastic sized plot. The beautifully landscaped gardens are exceptional in both size & design. Not only are the incredible rear gardens a delight, the elevated front garden provides an attractive frontage which frames the property perfectly. The detached bungalow itself has much to offer with ready to move into accommodation which includes two double bedrooms. The entrance hall is a superb size & allows access to all rooms. The main lounge offers a spacious relaxing space with an elevated viewpoint across the street. The modern feature fireplace is a welcomed addition as is the hexagon shaped feature window. The bathroom has been transformed into a modern wetroom with a walk in shower & quality fittings. To the rear there is a well equipped kitchen furnished with modern units & an incorporating breakfast bar allowing seating for two people. To your delight you'll find a surprise walk in pantry store which is a useful extra. Both the kitchen & rear bedroom enjoy uninterrupted views across the breath taking gardens, making washing the dishes that little bit more enjoyable. Of course given the plot size & design of the bungalow, there is much potential to extend to the rear or explore the lofts potential for conversion into additional accommodation. Should the roof be converted there are field views to discover as the property adjoins open fields. The driveway provides ample off road parking with gated access, there's also a detached garage. Location is of the utmost importance. The bungalow is located within a non estate position, nicely tucked away from the main roadside. There is access just a stones throw away to Biddulph Valley Walkway which provides a direct pedestrian access to Congleton with picturesque countryside on route. Offered for sale with no upward chain, a viewing appointment is advised to appreciate the beautiful gardens, plot size, location & further potential that this unique bungalow has to offer.



## Covered Entrance Porch

### Entrance Hall 12' 6" x 4' 6" (3.80m x 1.36m)

extending to 2.43m. Having a UPVC double glazed front entrance door with stained glass leaded panel with rose Motif & matching full length, side panel. Radiator, coving to ceiling, wall mounted thermostat. Walk in store cupboard with fitted shelving and rail, tiled floor, access to loft space.

### Lounge 11' 11" x 12' 10" (3.63m x 3.91m)

Down to the front aspect, hexagon shaped, UPVC double glazed obscure window to side aspect, feature modern fireplace with oak effect, surround with polished stone, insert and matching half with gas fire. Radiator, coving to ceiling, TV aerial point.

### Breakfast Kitchen 14' 2" x 6' 11" (4.32m x 2.10m)

Having a range of modern base units with fitted worksurface over with incorporating breakfast bar & seating for 2. Insert single drainer stainless steel sink unit with mixer tap over, space for an electric cooker with black chimney style extractor fan over. Plumbing for washing machine, UPVC double glazed window to the rear aspect overlooking the magnificent gardens. Cupboard housing a gas fired central heating boiler . UPVC side entrance door giving access to the driveway. Tiled floor, walk in pantry store fully tiled with fitted shelving and UPVC double glazed obscured window to rear aspect. Also housing electricity consumer unit.

### Shower Room 9' 3" x 5' 9" (2.81m x 1.76m)

Having a wet room style shower with curved fully glazed shower screen & Aqualisa thermostatically controlled shower. Built in wash hand basin with vanity storage unit with fitted worktop. Also incorporating a low-level WC with a concealed cistern. Fully tiled walls, chrome heated towel radiator, extractor fan, Upvc double glazed window to the rear aspect. Airing cupboard having linen storage also housing hot water cylinder.

### Bedroom One 9' 11" x 11' 11" (3.03m x 3.63m)

Having UPVC double glazed window to the rear aspect overlooking the magnificent rear gardens. Radiator, coving to ceiling.

### Bedroom Two 10' 9" x 11' 11" (3.27m x 3.63m)

Having a range of fitted wardrobes to side wall with central dressing table and overhead storage. UPVC double glaze window to the front aspect overlooking the front gardens. Radiator, coving to ceiling.

## Externally

There is a front driveway accessed via double metal gates which extends to the rear of the property giving access to the detached garage. The detached garage has a metal up & over door, Upvc windows. The front garden is elevated with lawned gardens & well stocked feature borders.

## Rear Garden

An extensive & impressive landscaped rear garden offering a good degree of privacy. Predominantly laid to lawn with shaped borders stocked with an assortment of seasonal plants, flowers & shrubs. Established shaped trees to the head of the garden with a hedged rear boundary which adjoins open fields. Adjoining paved patio leading from the rear of the property.



Note:  
Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold









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34 High Street Biddulph Stoke-On-Trent Staffordshire ST8  
6AP  
T: 01782 522117  
E: [biddulph@whittakerandbiggs.co.uk](mailto:biddulph@whittakerandbiggs.co.uk)

[www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

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