



4 Bedrooms. Detached Family Home Boasting A Delightful Interior With Spacious Modern Fitted Dining Kitchen. Lounge With Large uPVC Double Glazed Conservatory Off. En-Suite To Master Bed, G.F W.C. & F.F. Bathroom. Landscaped Gardens.



ENTRANCE HALL

Open spindle staircase allowing access to the first floor. Door allowing access to under stairs store cupboard. Panel radiator. Low level power points. Telephone point. Coving to the ceiling with ceiling light points. uPVC double glazed frosted window to the front and modern composite door allowing access. Quality oak doors allowing access to principal rooms.

UNDER STAIRS GROUND FLOOR CLOAKROOM/W.C.

Low level w.c. Wash hand basin with tiled splash back. Extractor fan. Ceiling light point., Panel radiator.

INTEGRAL GARAGE (Currently Divided Into Two) 17' 8" x 8' 2" at its widest point, approximately & overall measurement (5.38m x 2.49m)

Feature lighting above the door. Utility area at the rear has built in base unit with plumbing and space for automatic washing machine. Space for dryer (if required). Eye units. Ceiling light point. Power points. The front garage area has power and light with up and over door to the front.

LARGE THROUGH KITCHEN DINER 28' 10" x 8' 10" at its widest point (8.78m x 2.69m)

Excellent selection of 'quality fitted' modern eye and base level units, base units having extensive 'timber effect' work surfaces above. Attractive tiled splash backs and power points across the work surfaces. Excellent selection of drawer and cupboard space. Slide-in stainless steel effect (SMEG) four ring gas hob with large double electric ovens below. Stainless steel effect one and half bowl sink unit with drainer and mixer tap. Built in (Bosch) dishwasher. Ample space for free-standing 'American Style' fridge/freezer with water point (if required). Two panel radiators. Quality oak style laminate flooring. Coving to the ceiling with inset LED ceiling lights. High level television point and power point in the dining area of the kitchen. uPVC double glazed window to the front, allowing pleasant views up towards 'Wicken Stone Rocks' and 'Biddulph Moor' on the horizon. uPVC double glazed frosted window and door to the side. Double glazed sliding patio window and door allowing access and views to the rear garden.

LOUNGE 14' 8" x 11' 4" (4.47m x 3.45m)

Quality 'marble effect' surround with inset and hearth. Quality built in electric fire. Television and telephone points, various low level power points. Panel radiator. Coving to the ceiling with ceiling light points. uPVC double glazed, double opening 'french doors' with side panel windows allowing access and views into the conservatory.

CONSERVATORY 13' 8" x 12' 0" (4.16m x 3.65m)

Brick base and pitched roof construction. Various low level power points. Centre ceiling light and fan. Panel radiator. Television point. Quality 'timber effect' laminate flooring. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed, double opening 'French doors' allowing access and views to the side decked area.

FIRST FLOOR - LANDING

Open spindle staircase allowing access to the entrance hall. Panel radiator. Doors to principal rooms. Built in storage

cupboard with shelving. Former cylinder cupboard with slatted shelves. Low level power point. Ceiling light point. Loft access point, loft housing the modern (Worcester Bosch) gas combination central heating boiler.

MASTER BEDROOM ('L' Shaped) 11' 10" maximum into recess x 11' 10" to wardrobe fronts (3.60m x 3.60m)

Large built in wardrobe with sliding fronts. Recess (ideal for dressing table). Television point. Ceiling light point. Low level power points. Panel radiator. Door allowing access to the ensuite. uPVC double glazed window allowing excellent views up towards 'Wicken Stone Rocks' and 'Biddulph Moor' on the horizon.

EN-SUITE SHOWER/W.C. 5' 10" x 5' 8" (1.78m x 1.73m)

Low level w.c. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap, tiled splash backs and cupboard space below. Shaving point. Glazed shower cubicle with tiled walls, glazed door and wall mounted (Mira) modern electric shower. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the front elevation.

BEDROOM TWO 14' 10" maximum into the wardrobes x 8' 4" (4.52m x 2.54m)

Built in wardrobes with sliding fronts. Panel radiator. Useful television recess with power point, television socket and inset ceiling light. Main bedroom has centre ceiling light point. uPVC double glazed window allowing excellent views up towards 'Wicken Stone Rocks' and 'Biddulph Moor' on the horizon.

BEDROOM THREE 10' 4" to wardrobe fronts x 8' 4" (3.15m x 2.54m)

Built in wardrobes with large sliding mirrored fronts. Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window allowing pleasant views of the landscaped gardens to the rear.

BEDROOM FOUR 11' 10" x 6' 4" minimum measurement to wardrobe fronts (3.60m x 1.93m)

Bespoke selection of quality fitted bedroom furniture to the majority of one wall, with various double opening doors, side hanging rails, shoe racks and drawer sets. Matching dressing table with drawers. Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing excellent views of the landscaped rear garden.

FAMILY BATHROOM 7' 6" x 6' 8" (2.28m x 2.03m)

Modern family suite comprising of a low level w.c. with concealed cistern and high polished work surface above. Wash hand basin set in an attractive vanity unit with chrome coloured mixer tap and cupboard space below. Panel bath with chrome coloured mixer tap and shower attachment. Quality tiled walls and floor. Inset ceiling lights. Extractor fan. Chrome coloured towel radiator. uPVC double glazed frosted window towards the rear elevation.

EXTERNALLY

The property is approached via a tarmac driveway allowing off road parking with a good size pull-in area for additional parking (if required) or easy turning point. Well

stocked well maintenance gravel shrub borders. Laurel hedge forms one side of the boundary. Canopied entrance with reception lighting and feature lighting over the front window. Flagged, gated pedestrian access to either side of the property to the rear, one side having outside water tap.

REAR ELEVATION

The rear has a good size timber decked patio to one side of the conservatory with security lighting above and easy access to both the dining kitchen and conservatory. Flagged gated pathways to either side of the property to the front. Conservatory has a gravelled and flagged pathway surrounding it. External power socket. Feature railway sleepers retain the mainly laid to lawn garden. Good size lawned garden with landscaped flower and shrub rockery borders. Timber fencing and conifer hedging form the boundaries. Further good size flagged

patio area towards the head of the garden with timber shed.

DIRECTIONS

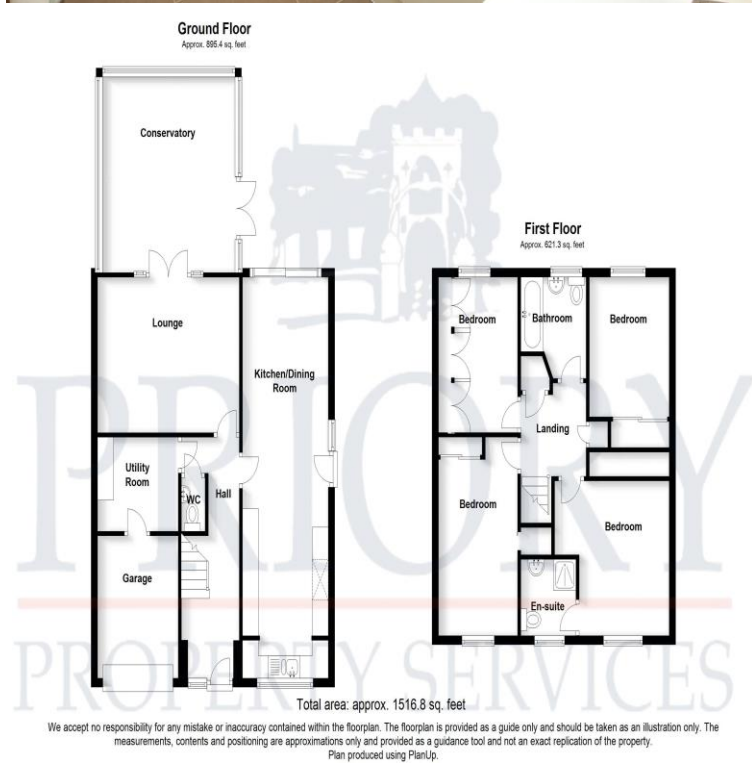
Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. At the lights turn left onto 'Park Lane' and continue to the mini roundabout, turning left onto 'St David's Way'. Continue down 'St Davids Way' which becomes 'Cornfield Road' to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

FREEHOLD!





Energy Performance Certificate

18, Cornfield Road, Biddulph, STOKE-ON-TRENT, ST8 6TX

Dwelling type: Detached house
Date of assessment: 08 September 2017
Date of certificate: 10 September 2017

Reference number: 0988-1051-7251-3323-3970
Type of assessment: RdSAP, existing dwelling
Total floor area: 114 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,153

Over 3 years you could save £ 330

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 222 over 3 years	
Heating	£ 2,499 over 3 years	£ 2,418 over 3 years	
Hot Water	£ 282 over 3 years	£ 183 over 3 years	
Totals	£ 3,153	£ 2,823	You could save £ 330 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 67 Potential: 79

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	✓
2 Low energy lighting for all fixed outlets	£75	£ 123	✓
3 Solar water heating	£4,000 - £6,000	£ 96	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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PLEASE NOTE – None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.