



**3 Double Bedrooms. Absolutely Stunning Larger Than Average Semi Detached Family Home Boasting Far Reaching Rural Views To The Rear Elevation. Bathroom With Luxury Four Piece Suite. Block Paved Driveway Providing Off Road Parking.**



**ENTRANCE HALL**

Panel radiator. Fitted cloaks cupboard with double opening doors with side hanging rail and storage shelf above. Coving to the ceiling with ceiling light point. Modern composite double glazed door to the front elevation.

**DINING ROOM** 13' 0" minimum measurement x 13' 0" (3.96m x 3.96m)

Impressive stone effect fire surround with matching inset and hearth. Fitted gas fire. Low level power points. Two panel radiators. Stairwell allowing access to the large galleried landing above. Feature high ceiling with coving. Centre ceiling light point. uPVC double glazed sash style window to the front elevation. Bespoke double opening french single glazed doors allowing access and views into the lounge.

**LOUNGE** 24' 10" x 13' 0" (7.56m x 3.96m)

Multi-fuel burner set in an attractive brick surround with stone hearth. Inglenook style fire with large timber mantel above. Quality timber laminate flooring. Two panel radiators. Various low level power points. Wall light points. Feature high ceiling with quality coving. Centre ceiling light points. Double opening french style single glazed doors allowing access into the dining room. Large arch and step down into the kitchen. uPVC double glazed sash effect windows to both the side and rear elevations. uPVC double glazed double opening french door allowing access out to the rear garden.

**KITCHEN** 12' 0" x 8' 10" (3.65m x 2.69m)

Quality selection of real wood fronted eye and base level units. Base units having extensive granite work surfaces above with attractive tile splash-backs and various power points over work surfaces. Built-in quality one and half bowl sink unit with chrome coloured mixer tap. Good selection of drawer and cupboard space. Timber effect oak style flooring. Panel radiator. Good size breakfast bar. Ample space for free standing fridge or freezer. Ample space for slide-in range style oven. Timber mantel above. Inset ceiling lights. Step up into the lounge. Door allowing steps down into the cellar with lighting. Further door allowing access to the utility room. Large uPVC double glazed sash style window to the side elevation.

**UTILITY ROOM** 8' 2" x 7' 8" narrowing to 4' 4" (2.49m x 2.34m)

L-shaped. Fitted work surface and eye unit. Below work surface plumbing and space for washing machine and space for dryer. Tiled floor. Panel radiator. Inset ceiling lights. Wall mounted Main Eco Elite combination boiler. Door to ground floor w.c. uPVC double glazed door allowing access out to the rear garden.

**GROUND FLOOR CLOAKROOM**

Low level w.c. Wash hand basin set in an attractive vanity unit with splash-back. Tiled floor. Inset ceiling light. uPVC double glazed window to the side elevation.

**LARGE GALLERIED LANDING** 17' 4" maximum into the stairs x 13' 2" (5.28m x 4.01m)

Impressive coved and recessed ceiling. Wall light points. Stairs allowing access to the ground floor. Low level power points. Real wood doors to principal rooms. uPVC double glazed patio style window allowing fantastic views over open countryside and gardens to the rear.

**BEDROOM 1** 13' 0" x 12' 10" (3.96m x 3.91m)

Panel radiator. Low level power points. Long walk-in wardrobe with side hanging rail and built-in storage shelving. uPVC double glazed sash style window to the front elevation. Coving to the ceiling with ceiling light point.

**BEDROOM 2** 11' 4" x 10' 2" (3.45m x 3.10m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed sash style window to the front elevation.

**BEDROOM 3** 10' 0" x 9' 4" (3.05m x 2.84m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Loft access point. uPVC double glazed sash style window towards the rear allowing excellent views of the garden and open countryside over towards Staffordshire Moorlands on the horizon.

**FAMILY BATHROOM** 12' 2" x 9' 0" (3.71m x 2.74m)

Impressive quality four piece suite comprising of a low level w.c. Large stand-alone roll top bath with chrome coloured mixer tap and shower attachment. Pedestal wash hand basin with chrome coloured hot and cold taps. Fitted mirror and light above. Quality granite style part tiled walls. Glazed shower cubicle with wall mounted mixer shower and rain head shower. Built-in storage cupboard. Traditional panel radiator. Quality timber effect laminate flooring. Inset ceiling light. uPVC double glazed sash style window towards the side elevation. Bathroom also has an impressive open chimney breast with traditional cast iron fire surround.

**EXTERNALLY**

Property is approached by a block paved driveway providing off road parking for approx. 2 vehicles. Access to integral garage. Lantern reception lights. Set of attractive stone gateposts. Easy gated pedestrian access down one side of the property to the rear. The rear is mainly laid to lawn and enjoys fantastic views over towards Staffordshire Moorlands on the horizon. Good sized flagged and block paved patio area surrounding the rear of the property and entrance off the utility. Well stocked flower and shrub beds set behind attractive brick and stone walling. Towards the head of the garden slate style flagged patio partially surrounded by a walled garden with well stocked flower and shrub border. Easy access to the timber pitched roof summer house. Gated secure storage to one side of the summer house. Summer house has glazed windows to the front elevation and a single door.

**INTEGRAL GARAGE** 15' 2" x 10' 8" (4.62m x 3.25m) approx.

Electrically operated roller door to the front elevation. Power and light. Gas metre point. Cold water tap.



## Biddulph's Award Winning Team



