



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Extended Detached Bungalow Within A Quiet Cul-De-Sac. Close To Local Amenities & Country Walks. Lounge & Dining Area With Conservatory Off. Fitted Kitchen & Mod. Fitted Shower Rm. Enclosed Rear Landscaped Garden. Garage.



KITCHEN 10' 8" x 7' 4" (3.25m x 2.23m)

'Bespoke' selection of modern fitted eye and base level units, base units having work surfaces above and attractive tiled splash backs. Various power points and down lighting over the work surfaces. Sink unit with drainer and mixer tap. Built in (Diplomat) four ring gas hob with circulator fan/light above. (Diplomat) gas oven below. Built in fridge and freezer. Built in (Candy) washing machine. Built in (Tricity Bendix) slim line dishwasher. Good selection of drawer and cupboard space. Small breakfast bar area. Panel radiator. Quality 'tile effect' flooring. Inset ceiling lights. Door allowing access to the lounge. uPVC double glazed window and door towards the side elevation.

LOUNGE/DINING ROOM**LOUNGE AREA** 16' 8" x 9' 4" at its widest point (5.08m x 2.84m)

'Living Flame' gas fire set in an attractive timber surround with 'marble effect' inset and hearth. Television and telephone points. Panel radiator. Various low level power points. Coving to the ceiling with ceiling light point. Wall light points. Doors allowing access to both the kitchen and inner hallway. Large archway into the dining area off the lounge.

DINING AREA (Off The Lounge) 8' 8" x 8' 0" (2.64m x 2.44m)

Panel radiator. Low level power points. Coving to the ceiling with centre ceiling light point. Wall light point. Large archway into the lounge. Door allowing access into bedroom three or office. uPVC double glazed sliding patio window and door allowing access and views into the conservatory.

CONSERVATORY

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

INNER HALLWAY

Doors to principal rooms. Coving to the ceiling with ceiling light point. Door to boiler cupboard, housing the wall mounted (Potterton) gas central heating boiler.

BEDROOM ONE ('L' Shaped) 11' 0" x 8' 10" (3.35m x 2.69m)

Fitted wardrobes into the recess with double opening doors, side hanging rails and drawer set. Matching bedside table. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window allowing pleasant views to the front, over towards the green area and bridle path beyond.

BEDROOM TWO 9' 10" x 7' 10" (2.99m x 2.39m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light points. uPVC double glazed window to the front allowing pleasant views to the front, over towards the green area and bridle path beyond.

BEDROOM THREE 8' 2" x 7' 0" (2.49m x 2.13m)

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

SHOWER ROOM 7' 2" x 5' 6" (2.18m x 1.68m)

Modern suite comprising of a low level w.c. with concealed cistern and attractive 'high polished' work surface above. Wash hand basin with chrome coloured mixer tap, set in an attractive vanity unit with cupboard space below and work surface above. Quality tiled walls and tiled floor. Large shower with wall mounted (Mira) mixer shower. Coving to the ceiling with ceiling light point. Extractor fan. Upvc double glazed frosted window to the side elevation.

EXTERNALLY

The property is approached via a wide, block paved driveway that meanders to the front for an additional pull-in area. Low maintenance, well kept gravel borders. Block paved driveway continues down the side of the property to the rear allowing additional off road parking and access to the garage. Lantern reception light to the side. Outside water tap. Gated access to the rear garden.

GARAGE 15' 6" x 8' 0" (4.72m x 2.44m)

Brick built and flat roof construction. Power and light. Electrically operated roller shutter door.

REAR ELEVATION

The rear has a good size flagged patio that surrounds the conservatory. Flagged pathway to the side gated entrance to the garage and driveway. Steps lead up to a further block paved patio area and lawned garden towards the head. Timber fencing forms the boundaries. Good selection of mature shrubs.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed straight across the roundabout onto (Haydon Park), 'Dorset Drive'. Continue down turning 6th left onto 'Sawyer Drive', continue towards the top and turn left, to where the property can be clearly identified by our 'Priory Property Services' board on the left hand side.

VIEWING

Is strictly by appointment via the selling agent.





Ground Floor
Approx. 762.7 sq. feet



Total area: approx. 762.7 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanIt.

Energy Performance Certificate



27, Sawyer Drive, Biddulph, STOKE-ON-TRENT, ST8 6SU
 Dwelling type: Detached bungalow Reference number: 0933-2621-7684-9303-4195
 Date of assessment: 09 August 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 09 August 2017 Total floor area: 60 m²

Use this document to:

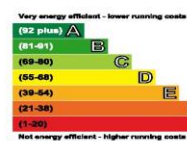
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,052
Over 3 years you could save	£ 384

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 129 over 3 years	
Heating	£ 1,569 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 276 over 3 years	£ 183 over 3 years	
Totals	£ 2,052	£ 1,668	

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



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	£ 235	
2 Low energy lighting for all fixed outlets	£ 40	£ 66	
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 0500 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.