



**PRIORY**  
PROPERTY SERVICES



**5 Bedrooms. Detached Family Home Beautifully Presented Throughout. Extended Modern Fitted Through Kitchen Dining Room. Master Bed With En-Suite Shower Room. Landscaped Garden To The Rear. Ground Floor Bedroom/Former Garage.**



**8 Mossfield Drive Biddulph ST8 6UL**

**£249,500**

**ENTRANCE HALL**

Quality modern composite double glazed door with uPVC double glazed tall window to the side elevation. Open spindle staircase allowing access to the first floor. Quality timber effect laminate flooring that continues into the kitchen diner (off the entrance hall). Useful under stairs storage cupboard. Panel radiator. Doors to principal rooms. Coving to the ceiling with ceiling light points. Large archway into the kitchen diner. Door to the under stairs cloakroom/w.c. Further door allowing access into the garage.

**GROUND FLOOR CLOAKROOM/W.C.**

Low level w.c. Wash hand basin with hot and cold taps. Quality timber effect laminate flooring. Panel radiator. Ceiling light point. Extractor fan.

**BEDROOM FIVE OR PLAYROOM (Former Garage) 11' 10" x 7' 10" (3.60m x 2.39m)**

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front. Could easily be converted back to a garage (if required).

**LARGE THROUGH DINING KITCHEN 28' 10" x 8' 8" maximum and into the units (8.78m x 2.64m)**

Excellent selection of high gloss new modern fitted eye and base level units, base units having extensive timber effect work surfaces above. Various power points over the work surfaces. Built in modern one and half bowl sink unit with drainer and mixer tap. Ample space for slide in Range style cooker (currently both gas and electrical points). Circulator fan/light above. Built in (Lamona) dishwasher. Built in fridge and freezer (side-by-side). Good selection of drawer and cupboard space, including large pan drawers. Quality timber effect laminate flooring that continues into the dining area. Coving to the ceiling with ceiling light points. uPVC double glazed window towards the front elevation. Ample space for free-standing fridge or freezer. uPVC double glazed window to the side. Composite double glazed door allowing access to the side pathway and to the rear. Panel radiator. uPVC double glazed window towards the rear elevation.

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

Quality timber effect laminate floor. Gas fire set in an attractive marble effect inset and hearth. Television and telephone points. Modern panel radiator. Coving to the ceiling with inset ceiling lights. uPVC double glazed, double opening French doors with side panel windows allowing pleasant views of the landscaped rear garden.

**UTILITY ROOM (At The Rear Of The Former Garage/Bedroom Five/Playroom) 7' 10" x 5' 0" (2.39m x 1.52m)**

Plumbing and space for washing machine. Space for dryer with vent. Wall mounted (Potterton) gas combination central heating boiler. Ceiling light point. Timber effect laminate floor. Panel radiator.

**FIRST FLOOR - LANDING**

Doors to principal rooms. Panel radiator. Storage cupboard with slatted shelves. Further storage cupboard with shelving. Low level power point. Loft access point. Stairs allowing access to the ground floor.

**BEDROOM ONE 11' 10" to the wardrobe fronts x 11' 10" into recess, narrowing to 9'2" (3.60m x 3.60m)**

Panel radiator. Low level power points. Built in wardrobes with sliding fronts and side hanging rails. Television recess with power point and television point. Ceiling light point. uPVC double glazed window towards the front allowing pleasant views of the cul-de-sac.

**EN-SUITE**

Low level w.c. Wash hand basin set in an attractive vanity unit with cupboard space below, work surface above, tiled splash backs and shaving point. (Triton) T80) electric shower with glazed shower screen with tiled wall. Extractor fan. Ceiling light point. Panel radiator. uPVC double glazed frosted window to the front.

**BEDROOM TWO 14' 10" x 8' 4" (4.52m x 2.54m)**

Panel radiator. Television recess with power point and television point. Low level power points. Ceiling light point. uPVC double glazed window to the front.

**BEDROOM THREE 11' 8" x 8' 4" (3.55m x 2.54m)**

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views of the landscaped garden to the rear.

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

Panel radiator. Built in wardrobes with sliding fronts. Ceiling light point. Panel radiator. uPVC double glazed window towards the rear allowing views of the landscaped garden.

**FIRST FLOOR - FAMILY BATHROOM 7' 6" x 6' 6" (2.28m x 1.98m)**

Smart white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath (Nb. currently a specialised Gemina bath, vendors will be taking this and replacing with new panel bath). Currently a wetroom floor. Panel radiator. New modern smart tiled walls. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window to the rear.

**EXTERNALLY**

The property extends out into a double width tarmac driveway allowing off road parking for approximately 3 vehicles comfortably. Canopied entrance with lantern reception light. Small well stocked flower and shrub border to one side. Secure gated access to either side of the property to the rear.

**REAR ELEVATION**

The rear has a smart Indian Stone flagged patio that enjoys the majority of the mid-day to later evening sun. Timber steps lead to a further elevated Indian Stone flagged patio area with hardstanding for summer house/shed. Well stocked flower and shrub borders to one side. Further steps up to the head of the garden with extensive timber decked area, with hard standing for timber shed/greenhouse. To one corner there is a pergola style structure with shale to the flooring. Timber fencing forms the boundaries.

**DIRECTIONS**

Head South along the 'Biddulph By Pass' towards 'Knypersley Traffic Lights'. Turn left at the traffic lights onto 'Park Lane'. Proceed up 'Park Lane' to the mini roundabout and turn left onto 'St David's' Way'. Continue down to the bottom of St David's' Way which in turn becomes 'Cornfield Road' turning third right onto 'Mossfield Drive' to where the property can be clearly identified via our 'Priory Property Services' board.

**VIEWING**

Is strictly by appointment via the selling agent.







**Energy Performance Certificate**

8, Mossfield Drive, Biddulph, STOKE-ON-TRENT, ST8 6UL  
 Dwelling type: Detached house Reference number: 8571-7623-3070-1206-5902  
 Date of assessment: 06 July 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 07 July 2019 Total floor area: 122 m<sup>2</sup>

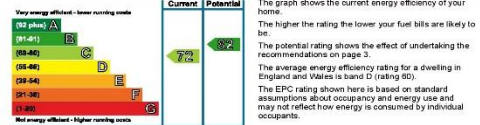
Use this document to:  
 \* Compare current ratings of properties to see which properties are more energy efficient  
 \* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,706
Over 3 years you could save	£ 180

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 258 over 3 years	
Heating	£ 2,037 over 3 years	£ 2,040 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 2,706</b>	<b>£ 2,526</b>	

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**



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 87
2 Solar water heating	£4,000 - £9,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £9,000	£ 912

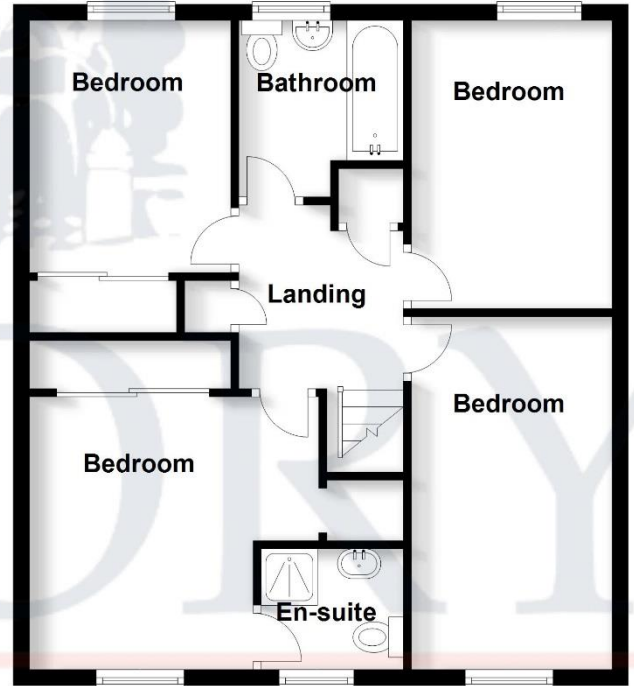
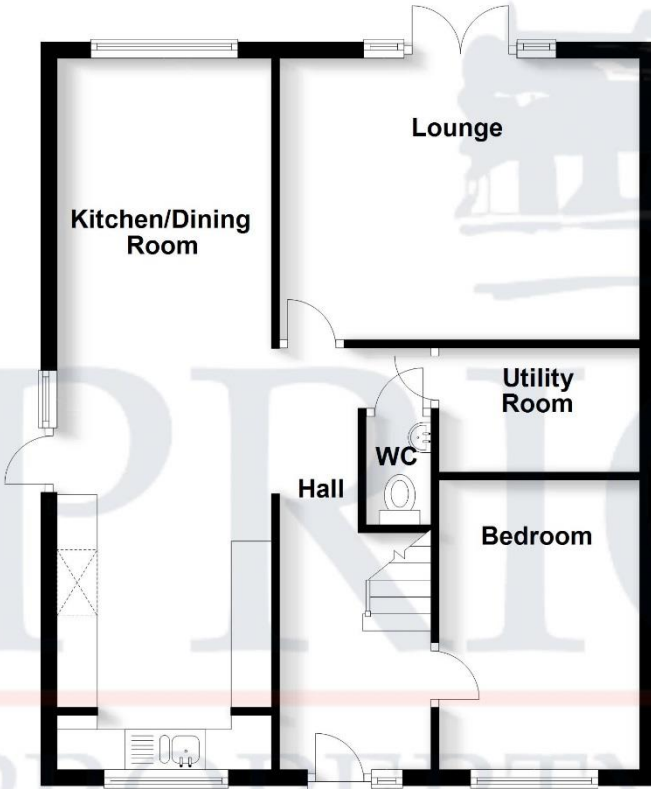
To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 8000 444502. The Green Deal may enable you to make your home warmer and cheaper to run.

**Ground Floor**

Approx. 687.5 sq. feet

**First Floor**

Approx. 626.9 sq. feet



Total area: approx. 1314.3 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 PlanUp.