



**3/4 Beds. Extremely Well Presented Detached True Bungalow Occupying A Generous Flat Position & Extended To The Rear Elevation. Generous Living Room. New Modern Fitted Dining Kitchen. Modern Fitted Bathroom. Landscaped Gardens.**



**ENTRANCE PORCH**

Two uPVC double glazed double opening French doors allowing access from the driveway. Single glazed frosted window and door allowing access into the large wide T shaped entrance hall. Modern grey timber effect laminate flooring. Panel radiator. Low level double power point. Coving to the ceiling with inset ceiling lights. Doors to principal rooms.

**DINING KITCHEN** 11' 10" x 11' 6" (3.60m x 3.50m)

Excellent selection of quality fitted high gloss eye and base level units, base units having extensive quality corian work surfaces with various power points over. Impressive glass splash backs. Built in one and half bowl (Brita) modern sink unit with drainer, mixer tap and built in water filter. Excellent selection of drawer and cupboard space. Corner carousel unit. Built in (New World) induction hob with extractor fan/light. Built in (Gorenje) hob. Built in dishwasher. Built in wine rack into the base units. Quality laminate tile effect floor. Panel radiator. Inset LED ceiling lights. Part glazed door allowing access to the entrance hall. Fixed low level table with impressive corian work surface above and cupboard space below. Television point and power point to one side. uPVC double glazed window to the rear allowing excellent views of the landscaped rear garden. Part glazed door allowing access to the rear porch.

**REAR PORCH**

Doors to principal rooms. Ceiling light point. Access to the garage. uPVC double glazed frosted door to the side elevation allowing easy access to the patio.

**UTILITY ROOM**

Fitted eye units with work surface below. Plumbing and space for washing machine. Wall mounted electrical heated towel rail. Ceiling light point. uPVC double glazed frosted window to the side.

**L SHAPED BEDROOM FOUR/FAMILY ROOM** 11' 6" x 9' 10", narrowing to 8' 4" (3.50m x 2.99m)

Panel radiator. Low level power points. Inset ceiling lights. High level tv point. Built in wardrobes with sliding fronts.

**ATTACHED GARAGE** 12' 6" x 8' 8" at its widest point (3.81m x 2.64m)

Up-and-over door to the front elevation. Power and light.

**LOUNGE** 16' 6" x 11' 6" (5.03m x 3.50m)

Two panel radiators. Various low level power points. Coving to the ceiling with centre ceiling light point. Door allowing access to the entrance hall. uPVC double glazed window towards the front elevation.

**BEDROOM ONE** 10' 2" x 9' 5" minimum meas. to wardrobe door fronts (3.10m x 2.87m)

Panel radiator. Low level power point. Built in wardrobe with sliding fronts. Easy loft access point with built in ladder and light. Inset LED ceiling lights. uPVC double glazed window to the front.

**BEDROOM TWO** 10' 10" maximum into the wardrobes x 10' 0" (3.30m x 3.05m)

Panel radiator. Fitted wardrobes to one wall. Panel radiator. Low level power points. Coving to the ceiling with inset LED ceiling lights. uPVC double glazed window allowing great views of the landscaped rear garden.

**BEDROOM THREE** 7' 8" x 7' 0" both meas. approximate (2.34m x 2.13m)

Panel radiator. Low level power points. Coving to the ceiling with inset ceiling lights. High level uPVC double glazed window to the side elevation.

**FAMILY BATHROOM** 7' 6" x 6' 4" (2.28m x 1.93m)

Smart white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower attachment. Separate shower with wall mounted chrome coloured mixer shower and glazed sliding doors. Quality tiled walls and floor. Chrome coloured towel radiator. Inset LED ceiling lights. uPVC double glazed frosted window to the side elevation.

**EXTERNALLY**

The property is approached via an impressive landscaped flagged and cobbled driveway that meanders across the front allowing additional off road parking. Low maintenance garden. Boundaries are formed by a mixture of timber fencing and treated railway sleepers. Reception lighting. External power sockets. Driveway continues down the side of the property allowing additional off road parking and easy access to the garage.

**REAR ELEVATION**

Beautiful landscaped garden with extensive flagged patio area surrounding the rear in attractive Indian Stone. Steps lead down to a further Indian Stone patio area and mainly laid to lawn garden. Excellent selection of well stocked flower and shrub borders. Towards the head of the garden there is a block paved patio that enjoys the majority of the all-day to later evening sun with a dining area (if required). Timber fencing forms the boundaries. Screen around oil tank to the rear. Reception lighting. External power sockets. Outside water tap. Pedestrian access can be gained from either side of the property to the front.

**DIRECTIONS**

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass to 'Knypersley' traffic lights. Turn left at the traffic lights onto 'Park Lane' and continue up over the mini roundabout to 'Biddulph Moor'. Once in 'New Street' turn 2nd right after the 'Rose and Crown' Public House onto 'Rudyard Road'. Turn 2nd right into 'Broomfields' to where the property can be located.

**VIEWING**

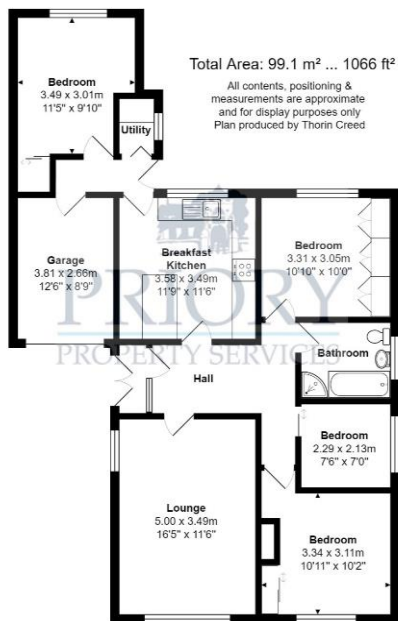
Is strictly by appointment via the selling agent.



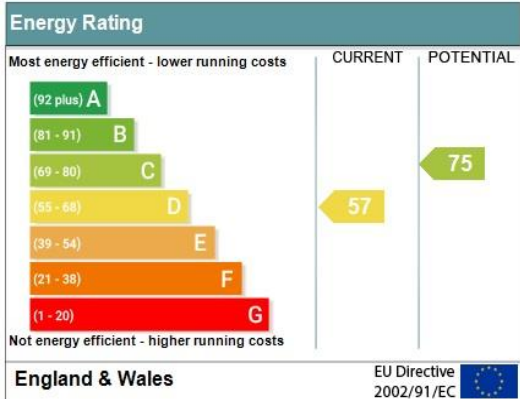


## Biddulph's Award Winning Team





Address: BROOMFIELDS, BIDDULPH MOOR, STOKE-ON-TRENT, S...  
RRN:



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.