



**4 Bedrooms. Modern Well Presented Detached Family Home, Boasting Larger Than Average L Shaped Dining Kitchen & Stunning Rural Views To Rear Elevation. Large Modern Dining Kitchen With Conservatory Off. Family Bathroom & En-Suite.**



**RECEPTION HALL**

Modern composite door to the front elevation. Turn flight stairs allowing access to the first floor galleried landing. Panel radiator. Timber effect laminate flooring. Useful walk-in under stairs store cupboard. Low level power points. Doors to principal rooms.

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

Low level w.c. Panel radiator. Wash hand basin. Ceiling light point. uPVC double glazed frosted window to the front elevation. Timber effect laminate flooring.

**BAY FRONTED LOUNGE** 19' 10" maximum into the bay x 10' 10" (6.04m x 3.30m)

Living Flame gas fire set in an attractive timber surround with marble effect inset and hearth. Television and telephone points. Two panel radiators. Low level power points. Centre ceiling light point. Double opening doors allowing access into the large dining kitchen at the rear. Further door allowing access into the reception hall. Walk-in bay with uPVC double glazed windows to both the side and front elevations allowing pleasant views of the cul-de-sac.

**LARGE L SHAPED DINING KITCHEN** 27' 4" in length x 15' 5", narrowing to 9' 4" (8.32m x 4.70m)

Excellent selection of quality fitted eye and base level units, base units having extensive timber effect work surfaces above with useful downlighting. High gloss splash backs. Various power points across the work surfaces. Work surface extends out into a breakfast bar and then leads onto a large dining area. Built in (Hotpoint) double electric oven at eye level. Built in four ring gas hob with circulator fan/light above. Excellent selection of drawer and cupboard space. Built in (Hotpoint) dishwasher. Built in freezer into the base unit. Corner carousel unit. Ample space for a free-standing fridge or freezer. Two panel radiators. Ceiling light points. Double opening doors allowing access into the lounge. Arch leading into the utility area. Two uPVC double glazed French doors - one allowing access to the garden, the other allowing access into the conservatory.

**UTILITY ROOM** 8' 6" x 4' 10" (2.59m x 1.47m)

Fitted eye and base level units, base units having timber effect work surfaces above. Power points. Wall mounted (Worcester) gas central heating boiler. Panel radiator. Plumbing and space for washing machine. Space for dryer to the side. Ceiling light point. UPVC double glazed frosted door to the side elevation/entry to garden pathway.

**CONSERVATORY**

Brick base and pitched roof construction. Panel radiator. Low level power point. Double opening French doors into the dining kitchen. Double opening French doors to the side allowing access to the patio. uPVC double glazed windows to both the side and rear elevations, rear allowing views of the landscaped gardens and pleasant views over open countryside, to Wickenstone Rocks.

**FIRST FLOOR - GALLERIED LANDING**

Turn flight staircase allowing access to the ground floor. Panel radiator. Cylinder cupboard with slatted shelves above. Two ceiling light points. Doors to principal rooms. UPVC double glazed window towards the front elevation.

**MASTER BEDROOM** 14' 2" x 11' 2" maximum (4.31m x 3.40m)

Quality selection of fitted wardrobes with double opening doors, side hanging rails and matching bedside cabinets. Large drawer set and storage cupboards. High level television point. Low level power point. Ceiling light point. uPVC double glazed window towards the front elevation.

**EN-SUITE**

Low level w.c. Pedestal wash hand basin. Tiled shower cubicle with glazed door and wall mounted mixer shower. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side.

**BEDROOM TWO** 12' 4" x 8' 10" (3.76m x 2.69m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front elevation.

**BEDROOM THREE (L SHAPED)** 10' 2" x 10' 0" at its widest point (3.10m x 3.05m)

Small entrance recess area. Low level power points. Panel radiator. Inset ceiling lights. Loft access point. uPVC double glazed window allowing excellent views over open countryside, up towards Wicken Stone Rocks on the horizon.

**BEDROOM FOUR** 9' 10" x 9' 0" (2.99m x 2.74m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing fantastic views over open countryside, up towards Wicken Stone Rocks on the horizon.

**FAMILY BATHROOM** 7' 8" x 6' 2" (2.34m x 1.88m)

Three piece suite comprising of a low level w.c. Pedestal wash hand basin with hot and cold taps. Shaving point. Panel bath with mixer tap and a mixer shower over the bath. Part tiled walls. Glazed shower screen. Extractor fan. uPVC double frosted window towards the rear elevation.

**EXTERNALLY**

The property is approached via a double width tarmac smart driveway, providing off road parking for 2 vehicles approximately. Lawned garden with low maintenance rockery to one side. Pedestrian access down one side of the property towards the rear.

**REAR ELEVATION**

Good size flagged patio area that surrounds the conservatory and leads onto a large timber decked area over two levels, which enjoys fantastic views over open countryside, up towards Wicken Stone Rocks. Good size lawned garden to one side with further hardstanding for timber shed. Timber panelling forms the boundaries. Reception lighting. Outside water tap.



**GARAGE** 11' 6" x 8' 8" approximately (3.50m x 2.64m)  
Up-and-over door to the front elevation. (Nb. garage accommodates the utility room off the kitchen to the rear).

#### DIRECTIONS

Head South along the 'Biddulph By Pass' towards Knypersley Traffic Lights, turning left at the traffic lights onto Park Lane. Proceed up Park Lane to the mini roundabout, turning left onto St David's Way. Continue down and turn 3rd right onto Pen-Y-Bont Walk and then 2nd right onto Barmouth Close where the property can be located via our 'Priory Property Services Board'.

#### VIEWING

Is strictly by appointment via the selling agent.

**FREEHOLD**



Biddulph's Award Winning Team



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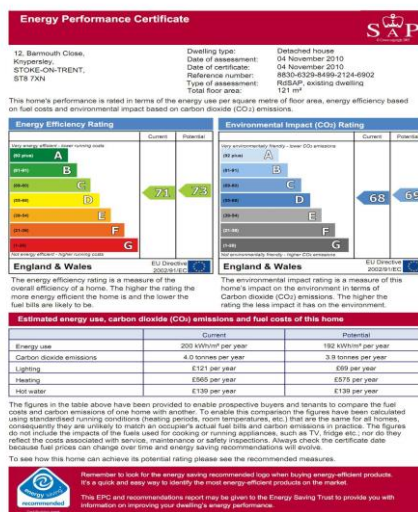
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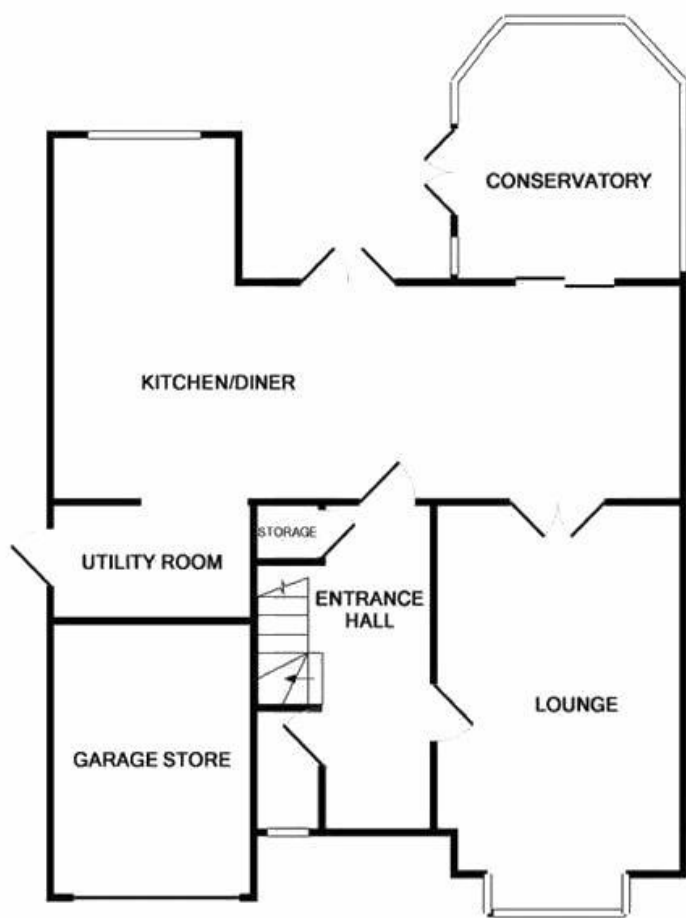




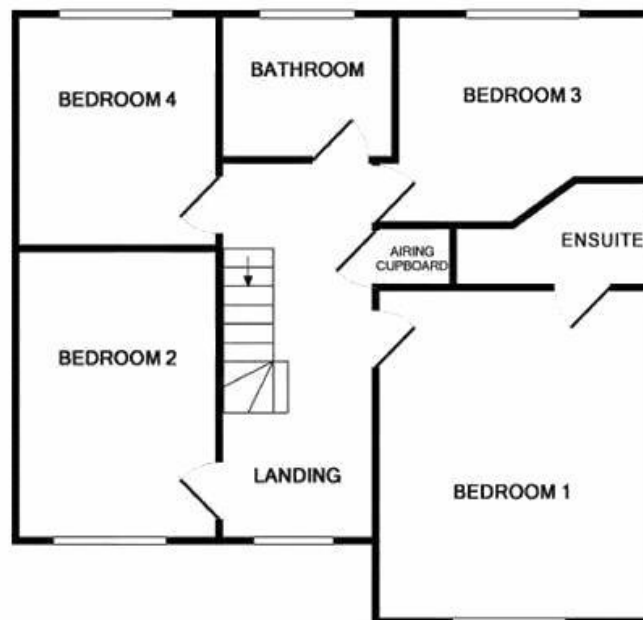








GROUND FLOOR



1ST FLOOR