



**PRIORY**  
PROPERTY SERVICES



**4 Generous Bedrooms. Stunning Residence Providing Spacious Executive Living For Large Families Etc. Extended & Tastefully Modernised To An Extremely High Standard. Beautiful Mature Gardens Enjoy Uninterrupted Views To Rear.**



**Park Lane Knypersley Biddulph ST8 7PN**

**£675,000**

**LARGE L SHAPED RECEPTION HALL**

Quality timber effect click laminate flooring and new modern carpets to the majority of the reception hall. Three panel radiators. Various low level power points. Inset LED ceiling light points. Modern oak effect doors allowing access to principal rooms. Modern double glazed composite door with side panel uPVC double glazed windows to the top and side of the door.

**MASTER BEDROOM 19' 2" x 13' 8" (5.84m x 4.16m)**

New modern fitted carpet. Panel radiator. Various low level power points. Inset LED ceiling lights. Recess for large TV with tv aerial and high level power point. Doors to the en-suite and walk-in dressing room. uPVC double glazed window towards the front elevation allowing pleasant views of the front gardens.

**EN-SUITE 7' 8" x 6' 8" (2.34m x 2.03m)**

Recently finished, quality white suite comprising of a low level w.c. Wall mounted wash hand basin with chrome coloured mixer tap and vanity drawer below incorporating lighting. Wall mounted mirror above. Shaving point. Large glazed shower cubicle with wall mounted chrome coloured mixer shower and rain head shower above. Modern panel radiator. Quality part tiled walls. Inset LED ceiling lights. Extractor fan. uPVC double glazed frosted window to the side elevation.

**WALK-IN DRESSING ROOM 7' 8" x 6' 5" (2.34m x 1.95m)**

Built in shelving. LED ceiling lights.

**EXTENDED KITCHEN/LOUNGE/DINER 25' 10" x 24' 4" (7.87m x 7.41m)**

Excellent selection of bespoke fitted kitchen units, kitchen units having extensive real wood work surfaces above. Ample space for slide-in Range Master style oven. Matching Range Master circulator fan/light above. Attractive tiled splash backs. Various power points over the work surfaces. Built in (Franke) one and half bowl sink unit with drainer and chef style tap. Built in (NEFF) dishwasher. Excellent selection of drawer and cupboard space. One wall has two double fridge freezers Large pull out larder cupboard incorporating shelving at either side. Impressive natural slate flooring to the kitchen area with a large central island, bespoke curved units below, incorporating a (Cooke & Lewis microwave). Excellent drawer and cupboard space below the centre island and wine cooler to the opposite end with built in wine racks to either side. Various ceiling light points. Quality engineered oak laminate flooring that continues into the dining and living spaces. Panel radiators. Various low level power points.

Huge vaulted ceiling with fantastic modern double glazed by-fold doors allowing panoramic views and easy access to the extensive gardens and fantastic views over the Biddulph Valley towards the Cheshire Plain. Additional feature arched double glazed windows above the by-folds. Two uPVC double glazed windows to the side. Quality oak doors to principal rooms (off the kitchen).

**UTILITY ROOM 11' 0" x 7' 4" (3.35m x 2.23m)**

Quality bespoke selection of units with real wood work surfaces above. Attractive tiled splash backs and various power points over the work surfaces. Built in (Blanko) ceramic style sink with drainer and chrome coloured mixer tap. Plumbing and space for washing machine. Ample space for dryer. Generous cupboard space. Attractive natural slate floor which matches the kitchen. Panel radiator. Ceiling light point. Extractor fan. Further door allowing access to the walk-in store room. uPVC double glazed window allowing excellent views to the rear.

**STORE ROOM 6' 10" x 3' 0" (2.08m x 0.91m)**

Ceiling light point. Panel radiator. Attractive natural slate flooring matching the utility and kitchen areas.

**SPLIT LEVEL LOUNGE (Level One) 12' 8" x 6' 10" (3.86m x 2.08m)**

Panel radiator. Low level power points. Telephone point. Modern glazed oak doors allowing access to the reception. Modern, glazed double opening French doors allowing access and views into the large kitchen space. Wall light point. Ceiling light point. Steps leading down to the main lounge area.

**MAIN LOUNGE AREA - Level 2 22' 4" x 18' 8" (6.80m x 5.69m)**

Multi-fuel burner set in an attractive chimney breast with large oak beam above and attractive slate tiled hearth. Television points. Two panel radiators. Various low level power points. Inset LED ceiling light points. uPVC double glazed window to the front. uPVC double glazed, double opening French doors with large side panel windows allowing fantastic views over the long rear garden, over towards Biddulph Valley and Wicken Stone Rocks on the horizon.

**BEDROOM TWO 15' 8" x 12' 0" (4.77m x 3.65m)**

Panel radiator. Low level power points. Inset LED ceiling light points. Large bank of wardrobes to the majority of one wall, incorporating side hanging rails and storage shelving. uPVC double glazed window to the front elevation allowing pleasant views of the well kept landscaped front garden.

**BEDROOM THREE 12' 0" x 11' 10" (3.65m x 3.60m)**

Panel radiator. Low level power points. Ceiling light point. Oak door allowing access into an en-suite. uPVC double glazed window to the side elevation.

**EN-SUITE 8' 0" x 4' 0" (2.44m x 1.22m)**

Recently modernised quality suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive high polished work surface with cupboard space below and chrome coloured mixer tap. Shaving point. Quality modern tiled walls and floor. Large walk-in shower with chrome coloured mixer shower above. Ceiling light point. Extractor fan. Modern panel radiator. uPVC double glazed frosted window to the side.

**BEDROOM FOUR** 12' 0" x 7' 4" (3.65m x 2.23m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window towards the side elevation. Louver door giving access to a storage cupboard.

**FAMILY BATHROOM** 8' 10" x 8' 0" (2.69m x 2.44m)

Fantastic bespoke new modern suite comprising of a low level w.c. Wall mounted wash hand basin with vanity drawer below, chrome coloured mixer tap, fitted mirror and light above. Panel bath with chrome coloured mixer tap and useful shower head. Large walk-in shower with quality modern chrome effect rain head shower and mixer shower. Quality part tiled walls and floor. Modern towel radiator. Ceiling light point. uPVC double glazed frosted window towards the side elevation.

**EXTERNALLY**

The property is approached via a wide sweeping tarmac driveway edged in attractive modern block pavers with gravel borders to either side. Two large landscaped extensive lawned gardens to either side of the meandering driveway set behind attractive dry-stone walling. Large metal gate posts. Well kept established hedgerows form the boundaries. Driveway meanders up towards the side and front of the property where there is additional off road parking/hard standing, plus easy vehicle access to the oak framed garage. Beautiful landscaped gardens with established quality shrub beds, set behind attractive modern railway sleepers and rockery areas. Granite style bespoke flagged pathway edged in block pavers with pleasant lavender low level hedgerow to one side. Quality double opening gates down one side of the property allowing easy pedestrian access to the rear. Granite style pathway edged in block pavers continues down to the side towards the entrance porch with reception lighting and easy access to the reception hall.

**OAK FRAMED GARAGE & STORE/WORK SHOP** 16' 8" in length x 12' 0" wide approximately (5.08m x 3.65m)

Reception lighting. Pitched roof. Door allowing access to a useful walk-in store cupboard to one side measuring (17.4" X 6' approximately). uPVC double glazed window and timber single glazed door to the front. Garage area has vaulted ceiling and is open to the front with light point point.

**REAR GARDEN**

The rear has an extensive timber decked area to enjoy the fantastic views over towards Wicken Stone Rocks, The Cloud & Cheshire Plain on the horizon. One side of the deck has inset lighting and L shaped fish pool to one side. Further flagged patio off the lounge. Further patio towards the rear of the utility with outside water tap. Rear garden is mainly laid to lawn with extensive wide lawned garden with established hedgerows and trees to the boundaries. Great place to enjoy the panoramic views over the Biddulph Valley, towards Wicken Stone Rocks and the Cheshire Plain, towards Congleton Edge on the horizon. Towards the head of the garden to the left there is a former stable with canopied entrance, power and light.

**DIRECTIONS**

From the main roundabout off Biddulph town centre proceed South along the by-pass, turning left at Knypersley traffic lights onto Park Lane. Continue up the hill and over the mini roundabout to where the property can be clearly identified by our Priory Property Services board on the left hand side.

**VIEWING**

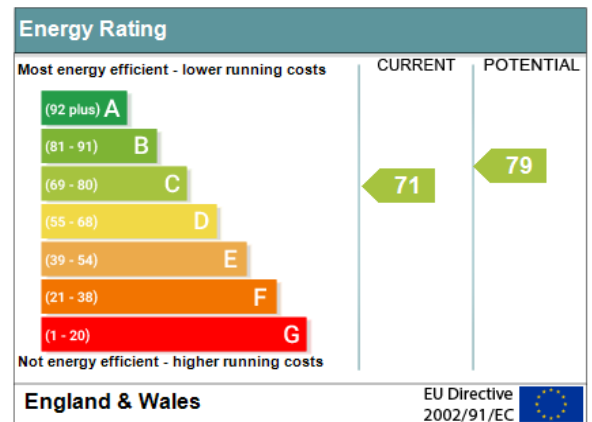
Is strictly by appointment via the selling agent.

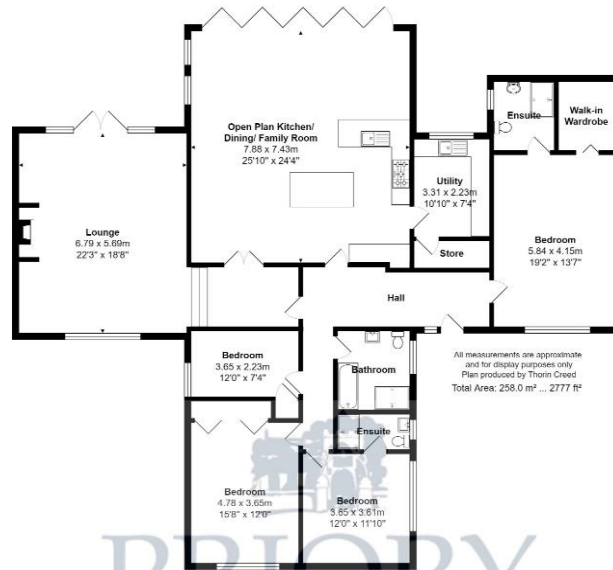






Address: 161 PARK LANE, KNYPERSLEY, KNYPERSLEY, ST8 7PN  
RRN:





All measurements are approximate and for display purposes only  
Plan produced by Thom Creed  
Total Area: 258.0 m<sup>2</sup> ... 2777 ft<sup>2</sup>

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