



PRIORY

PROPERTY SERVICES



5 Bedrooms. Spacious Detached Family Home With Stunning Panoramic Views Over Rural Countryside. New Modern Fitted Dining Kitchen. Two En-Suite Bathrooms + Dressing Room Off Master Bed. Large Lounge, Sep Dining Rm. + Conservatory.



9 Rowan Close Biddulph Moor ST8 7TR

£372,000

RECEPTION HALL

uPVC double glazed window and door towards the front elevation. Attractive 'Oak' floor. Open spindle staircase allowing access to the first floor. Under floor heating. Doors allowing access to principal rooms and door to the integral garage.

GROUND FLOOR CLOAKROOM/W.C.

Comprising of a low level w.c. and wash hand basin. uPVC double glazed frosted window towards the side elevation.

BAY FRONTED LOUNGE 18' maximum into the bay x 12' approximately (5.48m x 3.65m)

Attractive walk in 'Ingle Nook' style fireplace with 'multi-fuel burner'. uPVC double glazed windows to both front and rear elevations. Attractive 'oak' style flooring and under floor heating. Television point and concealed stereo speakers. Attractive walk-in bay with uPVC double glazed 'timber effect' windows to the front elevation.

DINING ROOM 13' 4" x 9' 2" approximately (4.06m x 2.79m)

Attractive 'oak' effect flooring. Built in (MS Opus) ceiling speaker system. Under floor heating. uPVC double glazed double opening 'French doors' allowing access and excellent views of the rear garden and surrounding countryside.

CONSERVATORY

Large brick base uPVC double glazed conservatory with attractive tiled flooring and under floor heating. Double opening doors leading out into the patio garden with views over the garden and 'open farmland' to the rear.

DINING KITCHEN 17' 0" x 10' approx. maximum into units (5.18m x 3.05m)

Excellent selection of new modern fitted eye and base level units, base units having extensive timber effect work surfaces above with attractive modern tiled splash backs and various power points over the work surfaces. Built in five ring stainless steel (Hotpoint) gas hob with stainless steel circulator fan/light above. Built in stainless steel effect double (Hotpoint) oven below. Built in one and half bowl ceramic effect (Lamona) sink unit with drainer and mixer tap. Built in (Hotpoint) dishwasher. Built in (Lamona) microwave oven at eye level. Excellent selection of drawer and cupboard space. Ample space for free standing American style fridge freezer (if required) with water point if. Quality timber effect laminate flooring. High level television point and socket. Low level power points. Coving to the ceiling with inset ceiling light. Built in (MS Opus) ceiling speaker system with control unit. uPVC double glazed window and double opening French doors allowing excellent views of the garden and open countryside beyond.

FIRST FLOOR - LANDING

Open spindle staircase allowing access to the ground floor reception hall. Under floor heating. Doors to principal rooms and door allowing access to the second floor.

BEDROOM TWO 15' 10" maximum into bay x 13' 4", narrowing to 8'10" approximately (4.82m x 4.06m)
Ample space for free-standing wardrobes (if required). Under floor heating. Attractive walk-in bay. Inset wall light points. Door allowing access into the en-suite shower/w.c. uPVC double glazed window to the front.

EN-SUITE SHOWER/W.C.

Modern 'white' suite comprising of a low level w.c. with concealed cistern. Work surface over and side storage cupboard. Wash hand basin. Attractive tiled splash backs. Shaving point. Coving to the ceiling with centre ceiling light point. Heated towel rail. Attractive tiled floor. Glazed shower cubicle with mixer shower over, tiled walls and tray. uPVC double glazed 'timber effect' frosted window towards the side elevation. Under floor heating.

BEDROOM THREE 13', narrowing to 10' 10" x 9' 2" minimum, approximately (3.96m x 3.30m)

Under floor heating. Television point. Feature ceiling with inset lights. Recess area (ideal for wardrobes). Two uPVC double glazed windows to the front elevation.

BEDROOM FOUR 10' x 9' 2" approximately (3.05m x 2.79m)

uPVC double glazed window allowing excellent views of the garden and panoramic views of 'open countryside' down towards 'Wicken Stone Rocks' and 'Staffordshire' on the horizon. Under floor heating.

BEDROOM FIVE 10' 0" x 9' 0" approximately (3.05m x 2.74m)

uPVC double glazed window allowing excellent views of the rear garden, panoramic views of 'open countryside' down towards 'Wicken Stone Rocks' and 'Staffordshire' on the horizon. Under floor heating.

UTILITY ROOM 6' 6" x 5' 10" approximately (1.98m x 1.78m)

Plumbing and space for an automatic washing machine and ample space for dryer (if required). uPVC double glazed frosted window. Under floor heating. Tiled floor.

FAMILY BATHROOM 7' 10" x 7' 2" approximately (2.39m x 2.18m)

Modern 'white' suite comprising of a low level w.c. with concealed cistern and fitted wash hand basin. Bath with chrome coloured mixer tap, shower attachment and mixer shower over the bath. High polished work surfaces. Chrome effect heated towel rail. Attractive tiled floor and walls. Shaving point. uPVC double glazed frosted window towards the rear. Under floor heating.

Turn flight spindle staircase allowing access to the second floor...

MASTER BEDROOM 17' 8" x 17' 8" approximately (5.38m x 5.38m)

Television point and telephone point. Feature 'high pitched' ceiling with two ceiling light points and (Velux) timber double glazed sky-light window plus two uPVC double glazed windows allowing excellent panoramic views of 'open countryside' to the rear. Under floor heating. Open spindle turn flight stairwell to the first floor.

DRESSING ROOM 10' 0" x 8' 10" maximum (3.05m x 2.69m)

Ceiling light point. (Velux) sky-light window to the front elevation. Under floor heating. Built in clothes rails and shelving.

EN-SUITE W.C. 7' 0" x 6' 0" (2.13m x 1.83m)

Low level w.c. Quartz style wash hand basin with mixer tap. Storage cupboards with work surface above. Ceiling light points. uPVC double glazed window to the rear with views over open countryside. Under floor heating. Panel radiator. Panel radiator. Glazed shower with mixer shower. Extractor fan. Shaving Point.

EXTERNALLY

The property is approached via a tarmacadam driveway providing off road parking for approximately 5/6 vehicles with easy vehicular access to the integral garage. Canopied entrance with lantern reception light. Timber fencing and hedgerows form the boundaries.

REAR ELEVATION

The rear has a large elevated timber decked patio. Outside water tap. Oil tank to one side of the property plus area to store propane cylinders. Gated pedestrian access to the front good size lawned garden. Towards the head of the garden there is a gravel and flagged patio area. The garden enjoys excellent panoramic views of 'open countryside', towards 'Wicken Stone Rocks' and down towards 'Staffordshire' on the horizon.

INTEGRAL GARAGE

Roller door towards the front elevation. Wall mounted (Boulter) oil central heating boiler. Power and light.





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.



Energy Performance Certificate

9, Rowan Close, Biddulph Moor, STOKE-ON-TRENT, ST8 7TR

Dwelling type: Detached house Reference number: 8306-7490-6629-6827-4773
 Date of assessment: 21 March 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 April 2013 Total floor area: 180 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: £ 3,759
Over 3 years you could save £ 825

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 234 over 3 years	You could save £ 825 over 3 years
Heating	£ 2,715 over 3 years	£ 2,376 over 3 years	
Hot Water	£ 576 over 3 years	£ 324 over 3 years	
Totals	£ 3,759	£ 2,934	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lowest running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	77	85	C
(81-91) B			
(69-80) C			D
(55-68) D			E
(39-54) E			F
(21-38) F			G
(1-20) G			

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).

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 Low energy lighting for all fixed outlets	£75	£ 174	✓
2 Heating controls (time and temperature zone control)	£350 - £450	£ 288	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 168	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

