



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Prestigious Detached Bungalow Built By Alcock & Bailey Builders To A High Standard. Fitted Dining Kitchen & Generous Lounge. Situated In A Very Popular Cul-De-Sac Location With Beautifully Landscaped Gardens. No Chain!



RECEPTION HALL

Large reception hall with panel radiator. Low level telephone point. Coving to the ceiling with ceiling light points. Former cylinder cupboard with slatted shelves. Walk-in cloaks cupboard with shelving, cloaks rails and ceiling light. Low level power points. Wall light points. Doors to principal rooms. uPVC double glazed quality composite door to the front elevation with uPVC double glazed leaded and frosted window to the side. uPVC double glazed window to the front elevation, allowing views over the front parking area.

DINING KITCHEN 15' 10" x 10' 10" (4.82m x 3.30m)

Excellent selection of fitted eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs. Various power points across the work surfaces with down lighting. Range style (Belling) gas oven, incorporating a four ring gas hob with heat plate to one side and various electric ovens below. One and half bowl sink unit with drainer and mixer tap. Excellent selection of drawer and cupboard space. Space for fridge under the unit. Plumbing and space for dishwasher. Panel radiator. Attractive tiled floor. Ceiling light point. Wall mounted (Alpha) gas central heating boiler. uPVC double glazed door to the side elevation. uPVC double glazed window allowing excellent views of the rear landscaped gardens.

LARGE CONSERVATORY/UTILITY AREA (Off The Kitchen) 8' 8" x 6' 4" approximately (2.64m x 1.93m)

Sloped roof construction with uPVC double glazed windows to front, side and rear. Tiled floor. Plumbing and space for washing machine. Space for dryer. Wall mounted (Dimplex) electric heater. Low level power point. Wall light point. uPVC double glazed door allowing access out to the landscaped gardens at the rear. Further uPVC double glazed door allowing access to the second part of the conservatory (currently being used as a study)

LARGE CONSERVATORY/STUDY AREA (Off The Kitchen) 8' 6" x 9' 10" (2.59m x 2.99m)

uPVC double glazed door allowing access to the second part of the conservatory Wall mounted (Dimplex) electric heater. Low level power points. Ceiling light point. uPVC double glazed windows to both the front and side elevations.

'L' SHAPED LOUNGE 17' 10" maximum measurement into the recess x 14' 10" (5.43m x 4.52m)

Two panel radiators. Various low level power points. Television point. Coving to the ceiling with both wall and ceiling light points. Door allowing access to the entrance hall. uPVC double glazed window towards the rear, allowing views into the conservatory and garden beyond. uPVC double glazed slide-and-tilt patio window and door allowing access and views into the conservatory.

CONSERVATORY/FAMILY ROOM (Off The Lounge) 16' 2" x 8' 10" (4.92m x 2.69m)

Brick base and pitched roof construction (roof is insulated) and recently modernised. Inset ceiling lights. Panel radiator. Various low level power points. Television point. Easy access into the lounge. uPVC double glazed windows to both the side and rear elevations allowing fantastic views of the beautiful landscaped gardens to the rear and partial views up towards Biddulph Moor on the horizon.

MASTER BEDROOM 12' 6" approximately x 11' 4" (3.81m x 3.45m)

Excellent selection of bespoke fitted wardrobes with various double opening doors, some having bevelled edged mirrored fronts. Side hanging rails, shoe rack and shelving incorporated in the wardrobe plus drawer sets. Bevel edged mirrored wardrobes to either side of the bed with double side hanging rails. Over-bed storage cabinets. Built in shelving and drawer set to either side. Inset lighting. Ceiling light point and coving to the ceiling. Low level power points. Panel radiator. uPVC double glazed bow window towards the front elevation.

FAMILY BATHROOM 8' 6" x 7' 8" (2.59m x 2.34m)

Excellent selection of quality fitted bathroom furniture, comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and useful tiled shelf above. Shaving point. Wall lighting. Panel radiator. Quality tiled walls. Glazed shower cubicle with a gold coloured mixer shower. Inset ceiling lights. uPVC double glazed leaded effect window towards the side elevation.

BEDROOM TWO 13' 10" x 11' 10" into the wardrobes (4.21m x 3.60m)

Excellent selection of quality bespoke fitted wardrobes, wardrobes to either side of the bed with double opening doors, side hanging rails and built in storage shelving. Over-bed storage cabinets with inset shelving to either side of the bed, incorporating lighting and glazed shelving. Matching bedside cabinets. Large dressing table with cupboards and large work surface above. Various low level power points. Television point. Ceiling light point. uPVC double glazed window allowing excellent views of the beautiful landscaped gardens at the rear.

BEDROOM THREE ('L' SHAPED) 9' 8" x 9' 8" (2.94m x 2.94m)

Low level power points. Coving to the ceiling with centre ceiling light point. uPVC double glazed bow window to the front elevation. Large loft access with retractable ladder (Nb. loft is boarded with ample storage areas, ceiling light points and built in shelving to each side of the wall). Further door allowing access to a loft with light point and partially boarded.

EXTERNALLY

The property is approached via a long sweeping tarmac driveway from the top right hand corner of the Field View cul-de-sac. Opening out into a extensive, tarmac private driveway with block paved pull-in to one side (for additional parking). The tarmac driveway continues to the front and side of the garage with an additional parking area/hard standing for caravan/boat. The front of the property has a covered flagged patio entrance with larger block paved patio that surrounds the fronts and sides. Lantern reception light. Attractive well kept rockery and shrub borders. Left hand side of the property has secure, flagged gated access to the rear garden. Timber fencing forms the boundaries. To the right there is a further block paved patio area set in attractive shrub and rockery borders with security lighting over. Secure gated access to the side and rear garden beyond. To Timber shed. Timber fencing forms the boundaries.

DOUBLE GARAGE 17' 0" x 17' 8" (5.18m x 5.38m)

Large brick built and pitched tiled roof construction. Large electrically operated up-and-over door to the front elevation. Power and light. Easy access to a storage loft. Two uPVC double glazed frosted windows to the side elevation.

PARKING

Parking for 5/6 vehicles comfortably, or part could be used for hard standing for caravan/boat.

SIDE GARDEN

Secure gated access to the front. Indian Stone flagged patio area that surrounds the conservatory/Study. Bin storage. Flagged pathway towards the head of the garden. Large established hedgerow to one side. Indian Stone flagged patio continues and surrounds the rear of the property and additional conservatory (off the lounge). Reception lighting. Rockery and shrub borders. Easy pedestrian access from either side of the property to the front.

REAR GARDEN

Indian Stone flagged patio continues and surrounds the rear of the property. Reception lighting. Rockery and shrub borders. Easy pedestrian access from either side of the property to the front. The rear garden is mainly laid to lawn, set behind attractive stone walling with a centre Indian Stone half circle flagged pathway leading to a central circular flagged pathway that separates the centre of the lawn. Pleasant views up towards 'Biddulph Moor' on the horizon and enjoys the majority of the all-day sun. Extremely well kept flower and shrub borders. Quality timber fencing forms the boundaries. Indian Stone flagged pathway leads to a raised Indian Stone flagged patio area with quality large summer house.

SUMMER HOUSE

Double opening part glazed doors to the front. Power and light. Reception light. Further single glazed windows to either side of the door. The summer house enjoys the majority of the later evening sun and has pleasant views down back towards the bungalow.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed north along the by-pass. At the roundabout turn left onto 'Congleton Road'. Continue past the Biddulph Arms public house turning immediately left onto 'Halls Road', continue down for a short distance, turning left onto 'Field View'. Continue to the head of the cul-de-sac to where the property can be clearly located via our Priory Property Services Board.

VIEWING

Is strictly by appointment via the selling agent.







Energy Performance Certificate HM Government

18, Field View, Biddulph, STOKE-ON-TRENT, ST8 6TQ Reference number: 9788-5051-7276-3321-3924

Dwelling type: Detached bungalow Date of assessment: 18 June 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 June 2019 Total floor area: 112 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: **£ 3,213**

Over 3 years you could save **£ 690**

Estimated energy costs of this home

You could save £ 690 over 3 years

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 222 over 3 years	You could save £ 690 over 3 years
Heating	£ 2,496 over 3 years	£ 2,085 over 3 years	
Hot Water	£ 312 over 3 years	£ 216 over 3 years	
Totals	£ 3,213	£ 2,523	

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

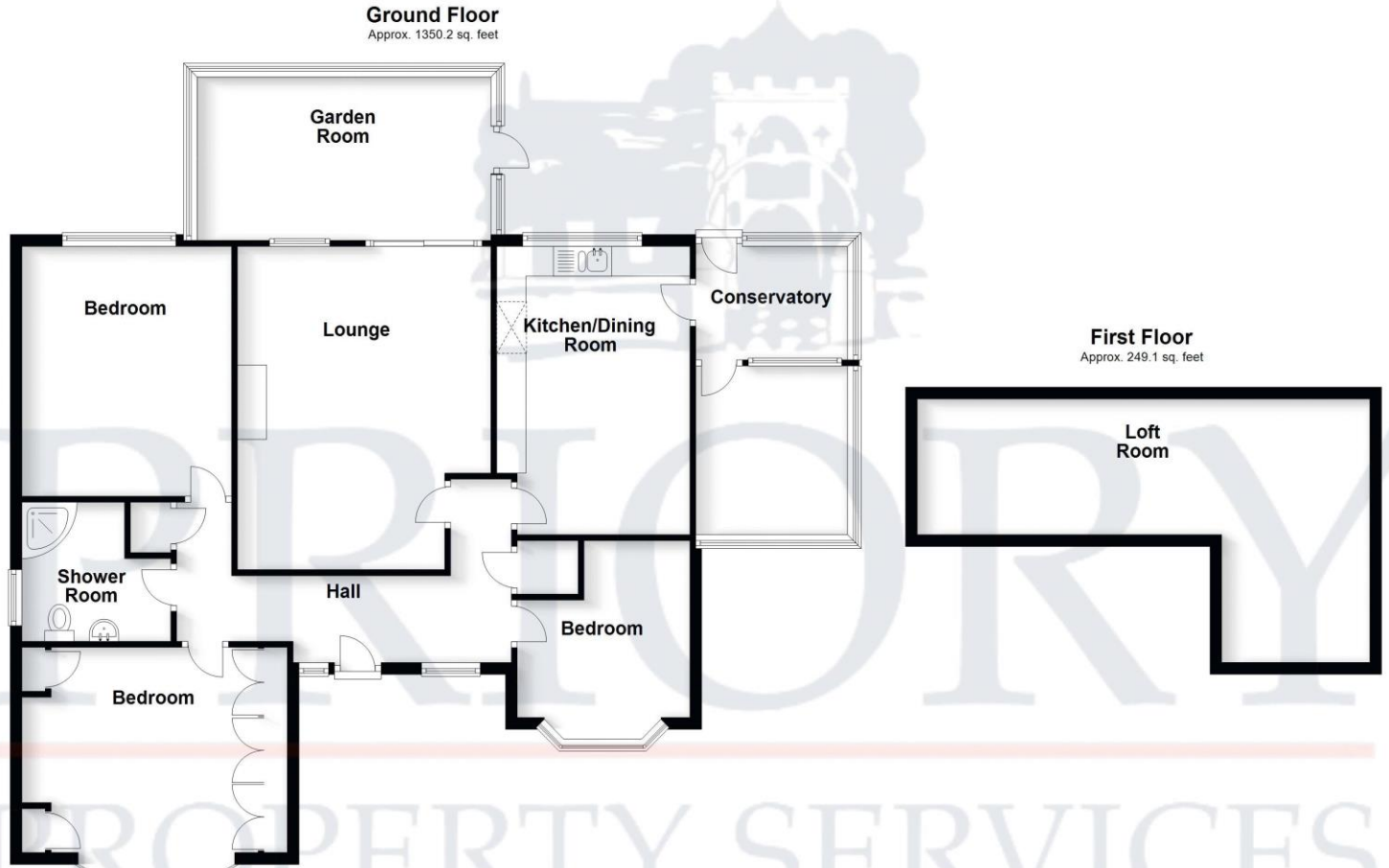
Very energy efficient - lower running costs



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 144
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 291
3 Low energy lighting for all fixed outlets	£85	£ 159

See page 3 for a full list of recommendations for this property. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Total area: approx. 1599.4 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.