



# PRIORITY

PROPERTY SERVICES



**4 Bedrooms. Beautifully Presented Extended Detached Home Offering Excellent Family Accommodation. Tucked Away In A Quiet Cul - De -Sac Location With Coppice Wood To One Side. Sep Bay Fronted Lounge & Generous L Shaped Family Room.**



Chelsea Close Biddulph ST8 6UA

£345,000

**ENTRANCE HALL/CLOAKROOM**

L-shaped with excellent selection of quality fitted eye and base level units, base units having work surface above with double power sockets and tiled splash backs. Useful storage cupboard ideal for cloaks. Over work surface wall units and matching base units. Attractive tiled floor. Panel radiator. Vaulted ceiling with inset ceiling lights. uPVC double glazed door to the front and part glazed door.

**GROUND FLOOR W.C.**

Modern low level w.c. Wash hand basin with modern mixer tap. Attractive tiled floor. Part tiled walls. Chromed coloured panel radiator. Vaulted ceiling with inset ceiling lights. uPVC double glazed frosted window to the front.

**EXTENDED KITCHEN DINER (kitchen) 14' 2" x 13' 4" (4.31m x 4.06m) Kitchen area**

Kitchen area has an excellent selection of quality fitted bespoke eye and base level units. Base units having extensive modern high gloss quartz work surfaces above with matching up-stands. Work surface extends out to a large breakfast bar area with matching up-stands. Built-in Frank stainless steel one and half bowl sink unit with chrome coloured mixer tap. Routed in drainer to the quartz work surface. Excellent selection of drawer and cupboard space. Large space for slide-in range style oven with extractor fan/light above. Built-in Beko dishwasher. Built-in fridge into the base unit. Corner carousel units. Quality real wood flooring that continues into the dining area. Panel radiator. Over sink pelmet lights above. Large vaulted ceiling in the extension area with inset LED lighting. Two large Velux skylight windows to the rear. uPVC double glazed window and door to the rear allowing easy access to the landscaped gardens.

**EXTENDED KITCHEN DINER (dining area) 17' 4" x 8' 8" (5.28m x 2.64m) Dining area off the kitchen**

Dining area off the kitchen has eye and base level units with timber work surface above with matching up-stands. Ample space for slide-in American style fridge or freezer. Power and water point. Real wood flooring. Two panel radiators. Part glazed doors allowing access to the utility, bay fronted lounge and entrance hall. Large archway to the kitchen area. Coving to the ceiling with inset ceiling lights.

**UTILITY ROOM 8' 8" x 9' 10" (2.64m x 2.99m)**

Excellent selection of extensive eye and base level units. Base units having work surfaces above. Stainless steel sink unit with drainer and mixer tap. Various power points over the work surfaces. Excellent selection of cupboard space, one incorporating a built-in dryer. Plumbing and space for washing machine. Breakfast bar. Quality floor. Part glazed door into the kitchen diner. Panel radiator. Coving to the ceiling with ceiling light points. uPVC double glazed window to the side. Further door allowing access into the garage.

**BAY FRONTED LOUNGE 14' 10" maximum into the bay x 14' 2" (4.52m x 4.31m)**

Living flame gas fire set in an attractive timber surround with decorative tiled inset and hearth. Wall mounted TV and power points. Panel radiator. Low level power points.

Picture rail. Coving to the ceiling with centre ceiling light point. Door allowing access to a walk-in under-stairs store cupboard with light. Further door allowing access to the stairwell to the first floor. Attractive walk-in bay with uPVC double glazed windows to the front elevation allowing generous views of the parking and wooded area to the front.

**EXTENDED L SHAPED FAMILY ROOM 21' 2" x 13' 4" narrowing to 8' 10" (6.45m x 4.06m)**

Quality timber effect flooring. Two panel radiators. Wall mounted TV point and high level power point. Partially vaulted with modern inset lighting. Large fireplace with timber effect mantel above. Multi-fuel burner below set on an attractive slate tiled hearth. Pleasant seats on either side of the chimney breast. Large uPVC double glazed window to the rear. uPVC double glazed window to the side. Large pitched uPVC double glazed double opening french doors with feature arched window above and windows to the side allowing pleasant views to the rear garden.

**GARAGE 17' 10" x 9' 10" (5.43m x 2.99m) approx.**

Integral garage with tiled floor. Plastered walls. Coving to the ceiling with inset ceiling lights. High level double glazed window to one side. uPVC door to the side allowing access to the side entry of the property. Electrically operated roller shutter door to the front elevation allowing access from the driveway.

**LANDING**

Quality timber doors allowing access to principal rooms. uPVC double glazed frosted window to the side elevation. Coving to the ceiling with inset ceiling lights. Loft access point. Low level feature lights.

**MASTER BEDROOM 23' 0" x 9' 8" (7.01m x 2.94m)**

Extended large master suite with vaulted ceiling. Two panel radiators. Low level power points. Quality built-in 'his n hers' wardrobes to one side of the room with inset lighting above and double opening doors. uPVC double glazed window to the front. Large feature arched uPVC double glazed window to the side. Part glazed door allowing access to the large ensuite bathroom.

**EN-SUITE BATHROOM 9' 10" x 9' 0" (2.99m x 2.74m)**

Recently completed bespoke luxury suite comprising of a low level w.c. Modern feature stand alone bath with mixer tap and shower attachment. Wall mounted sink unit with mixer tap. Vanity unit below. Quality tiled floor with matching part tiled walls. Large double walk-in shower cubicle with both rain head shower and conventional mixer shower. Feature high ceiling with inset ceiling lights. Extractor fan. uPVC double glazed window towards the rear elevation.

**BATHROOM 2 11' 0" x 10' 8" maximum into the bay (3.35m x 3.25m)**

Bay fronted. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Attractive walk-in bay with uPVC double glazed window to the front allowing pleasant views of the long driveway and wooded area to the front.

**BEDROOM 3** 10' 2" x 9' 10" (3.10m x 2.99m)

Panel radiator. Low level power points. Coving to the ceiling light with ceiling light point. Picture rail uPVC double glazed window allowing pleasant views of the private rear garden.

**BEDROOM 4** 9' 0" x 7' 0" (2.74m x 2.13m)

Panel radiator. Low level power point. Picture rail. Coving to the ceiling with centre ceiling light point. uPVC double glazed window allowing pleasant views of the private rear garden.

**FAMILY BATHROOM** 8' 4" x 6' 0" (2.54m x 1.83m)  
*approx.*

L-shaped, recently modernised quality suite comprising of a low level w.c. with concealed cistern. Attractive high gloss work surface above. Built-in sink unit with chrome coloured mixer tap. Cupboard space below. Shower bath with chrome coloured mixer shower. Chrome coloured rain head shower above. Glazed shower screen. Quality tiled floor and walls. Ceiling light point. Ladder radiator. Door to the over stairs storage cupboard housing wall mounted Baxi combination boiler and slated shelves. uPVC double glazed frosted window to the front elevation.

**EXTERNALLY**

Property is approached via a long tarmac shared drive allowing easy access to the extensive private off road parking to the front elevation. Provides easy access to the garage. Lantern reception lights. Covered porch area with inset lighting. Attractive boundary brick walling topped blue engineering brick and inset lighting. Pleasant wooded views to the front. Outside water tap and secure gated flagged access down one side of the property to the rear providing side door to the garage and easy access to the rear garden. Rear of the property has an extensive indian stone flagged patio area that enjoys the majority of the mid-day to later evening sun. Surrounds the whole of the rear of the property. Outside water tap and external power points. Built-in lighting in the walls. Steps lead up to a good sized lawn garden surrounded with a reclaimed brick wall with inset lighting. Further gated access to a large mulched play area with hard standing for timber shed. Majority of the boundaries are formed by timber fencing and quality brick walling. Pleasant to one side of the wooded area.

**VIEWING**

Is strictly by appointment via the selling agent.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:  
22 Chelsea Close, Biddulph, ST8 6UA

Total Area: 185.0 m<sup>2</sup> ... 1991 ft<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

