



PRIORY

PROPERTY SERVICES



6/7 Bedrooms. A Fantastic Opportunity To Acquire This Very Large Quality Family Home. Spacious Master Bed With Modern En-Suite Bathroom & Walk-In Dressing Rm. En-Suite Shower Rm Off Bed Two With An Additional Modern Family Bathroom.



9 Mossfield Drive Biddulph ST8 6UL

£349,950

ENTRANCE PORCH

uPVC double glazed door and side panel windows to the front elevation. Quality (Karndean) slate effect flooring. Wall light point. Doors to the lounge and entrance hall.

ENTRANCE HALL

Quality (Karndean) slate effect flooring. Panel radiator. Open spindle staircase to the first floor. Low level power point. Doors to principal rooms. Cloaks cupboard with side hanging rail and storage shelf above.

GROUND FLOOR CLOAKROOM/W.C. 6' 2" x 4' 0" (1.88m x 1.22m)

Quality (Karndean) slate effect flooring. Modern suite comprising of a low level w.c. Wall mounted wash hand basin with chrome coloured mixer tap. Towel radiator. Ceiling light point. uPVC double glazed frosted window to the side.

LOUNGE 18' 0" maximum into the bay x 16' 2" (5.48m x 4.92m)

Large walk in bay fronted lounge. Two panel radiators. Various low level power points and television point. Ceiling light point. Impressive built in lounge furniture with various double opening doors, built in shelving and inset lighting above. Large uPVC double glazed, walk in bay window to the front.

STUDY / POTENTIAL BEDROOM SIX ('L' SHAPED) 11' 4" maximum into the recess x 8' 0" maximum (3.45m x 2.44m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed frosted window to the side. uPVC double glazed clear window to the front allowing borrowed light from the entrance hall.

BAY FRONTED FAMILY ROOM/LOUNGE 15' 8" x 11' 6" (4.77m x 3.50m)

Gas fire set in an attractive surround with marble inset and hearth. Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Double glazed, double opening French doors allowing access and views into the large dining kitchen. Attractive walk-in bay with uPVC double glazed bay windows to the front and side elevations.

LARGE DINING KITCHEN 24' 8" x 10' 6" (7.51m x 3.20m)

Excellent selection of quality fitted modern eye and base level units, base units having extensive work surfaces above with attractive tiled splash backs and various power points across the work surfaces, plus down lighting. Further large breakfast bar area (sits 4/5 people approximately). Further work surface with power points above. Television point. Quality built in high gloss wall and base units. Built in one and half bowl stainless steel effect sink unit with drainer and mixer tap. Ample space for slide-in gas/electric cooker. Built in stainless steel effect circulator fan/light above. Plumbing and space for dishwasher. Good selection of drawer and cupboard space. Ample space for free-standing American style fridge freezer with power and water point at low level. Modern (Karndean) slate effect flooring. Coving to the

ceiling with inset ceiling light. Modern panel radiator. Walk-in under stairs store cupboard with fitted base units. uPVC double glazed window and door allowing access and views to the rear garden. Double opening French doors allowing access into the original bay fronted lounge. Quality by-folding timber double glazed doors allowing access and views into the conservatory.

CONSERVATORY 12' 2" in length (3.71m x 0.00m)

Brick base and pitched roof construction. Quality modern slate effect (Karndean) flooring. Panel radiator. Low level power points. uPVC double glazed windows to both the side and rear elevations allowing pleasant views of the rear landscaped gardens. Ceiling light and fan. uPVC double glazed, double opening French doors allowing access to the side patio.

UTILITY ROOM (Off The Kitchen) 6' 2" x 5' 8" (1.88m x 1.73m)

Range of quality fitted eye and base level units, base units having work surfaces above and attractive tiled splash backs. Power points over the work surfaces. Stainless steel sink unit with hot and cold taps. Plumbing and space for an automatic washing machine. Space for dryer. Quality modern slate effect (Karndean) flooring. Panel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side. Composite stable door allowing access into the side conservatory.

LEAN-TO CONSERVATORY

Brick base construction with uPVC double glazed windows to both the side and rear elevations. Panel radiator. Wall mounted (Glow-Worm) gas central heating boiler. Low level power points. uPVC double glazed door allowing access to the rear garden.

FIRST FLOOR - LANDING

Open spindle staircase allowing access to the ground floor. Panel radiator. Cylinder cupboard with slatted shelf above. Loft access point. uPVC double glazed window to the front elevation. Doors to principal rooms.

MASTER BEDROOM 16' 2" x 10' 6" (4.92m x 3.20m)

Two panel radiators. Low level power points. Inset ceiling lights. Doors allowing access to the en-suite and walk-in dressing room. Two uPVC double glazed windows to the front elevation.

WALK-IN DRESSING ROOM 7' 10" x 5' 4" (2.39m x 1.62m)

Good selection of fitted wardrobe carcasses with side hanging rails and built in shelving. Ceiling light point. Low level power point. Loft access point.

EN-SUITE 7' 10" x 5' 4" (2.39m x 1.62m)

Modern three piece white suite comprising of a low level w.c. with concealed cistern and attractive work surface above. Wash hand basin set in an attractive vanity unit with cupboard space below and chrome coloured mixer tap. 'P' shaped shower bath with hot and cold taps, plus (Whirlpool option). Electric shower over the bath with curved glazed shower screen. Towel radiator. Shaving point. Part tiled walls. uPVC double glazed frosted window to the rear.

BEDROOM TWO 11' 6" x 9' 10" (3.50m x 2.99m)

Entrance recess area. Built in wardrobes with sliding fronts. Panel radiator. Door allowing access to the en-suite. Ceiling light points. uPVC double glazed window to the side elevation.

EN-SUITE 7' 8" x 4' 10" (2.34m x 1.47m)

Smart suite comprising of a low level w.c. Wash hand basin set in a large vanity unit with chrome coloured mixer tap, cupboard space below, good size work surface and attractive tiled splash backs. Tiled shower enclosure with glazed door and wall mounted electric shower. Chrome coloured towel radiator. Ceiling light point. Extractor fan. Shaving point. uPVC double glazed frosted window to the side elevation.

BEDROOM THREE 10' 8" x 7' 0" (3.25m x 2.13m)

Small entrance recess area. Panel radiator. Low level power point. Built in wardrobe with sliding fronts. Ceiling light point. uPVC double glazed window allowing pleasant views of the rear garden and woodland area on the horizon.

BEDROOM FOUR 10' 6" x 7' 8" (3.20m x 2.34m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the rear allowing views over towards Congleton Edge on the horizon.

BEDROOM FIVE 10' 6" x 6' 4" (3.20m x 1.93m)

Built in storage cupboard with side hanging rail and storage shelving. Panel radiator. Ceiling light point. uPVC double glazed window to the rear allowing views of the garden and views on towards the wooded area.

BEDROOM SIX 7' 2" x 8' 2" (2.18m x 2.49m)

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

FAMILY BATHROOM 8' 6" x 6' 4" (2.59m x 1.93m)

Smart modern white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and shower

attachment. Part glazed shower with wall mounted (Mira Sprint) electric shower. Ceiling light point. uPVC double glazed frosted window to the side.

EXTERNALLY

The property is approached via a sweeping tarmac driveway allowing ample off road parking with pull in to one side.

REAR ELEVATION

The rear has extensive landscaped garden areas: decked areas (currently astro turfed). Towards the top is a very large decked and turfed patio over two levels with timber balustrade and modern plastic fencing. Steps lead down to the lower level, having been extensively landscaped with good selection of quality shrubs and borders. Boundaries are formed by quality timber fencing.

DETACHED GARAGE

Brick built and pitched roof construction. Electrically operated roller shutter door to the front elevation. Power and light. Two uPVC double glazed windows to the left hand side and one uPVC double glazed window to the right, plus uPVC double glazed door allowing access out to the right. Larger than average construction.

Storage Loft - To The Garage 20' 4" x 16' 6" at its widest point (6.19m x 5.03m)

Good size storage loft that is boarded and has plastered ceiling.

SUMMER HOUSE

Power and light. Cottage style windows to one side. Large double opening French doors to the front.

SIDE ELEVATION

The side has a good size, wide flagged patio area with timber fencing forming the boundaries. Easy pedestrian access to the front via a timber gate. Easy access to the detached garage via a uPVC double glazed door to the side. Further hard standing for timber shed. Gated access to a further gravelled parking area with double opening gates onto St Davids Way. Further parking (if required). Outside water tap.





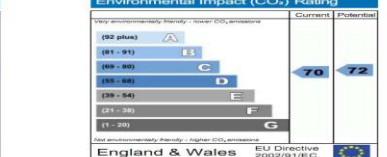
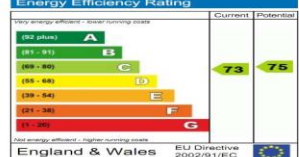


Energy Performance Certificate

9, Mossfield Drive
Biddulph
STOKE-ON-TRENT
ST8 6UL

Dwelling type: Detached house
Date of assessment: 12-Nov-2010
Date of certificate: 12-Nov-2010
Reference number: 9788-2612-6596-9690-9271
Type of assessment: RdSAP, existing dwelling
Total floor area: 184 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	166 kWh/m ² per year	158 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	4.8 tonnes per year
Lighting	£198 per year	£184 per year
Heating	£886 per year	£702 per year
Hot water	£146 per year	£146 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

