



3 Bedrooms. Detached Family Home Within A Great Residential Location, Close To Local Shops & Schools & Within Easy Walking Distance Of Open Countryside & Popular Walks. Detached Garage, Garden & Parking To The Rear Elevation.



ENTRANCE HALL

uPVC double glazed door to the front elevation. Panel radiator. Ceiling light point. Part glazed door allowing access into the 'L' shaped lounge.

GROUND FLOOR CLOAKROOM

Low level w.c. Wash hand basin with chrome coloured mixer tap. Ceiling light point. uPVC double glazed window to the front.

'L' SHAPED BAY FRONTED LOUNGE 15' 10" x 15' 6" *maximum into the bay, narrowing to 10' (4.82m x 4.72m)*

Impressive modern fire surround with electric fire, inset and hearth. Television and telephone points. Wifi point. Two panel radiators. Coving to the ceiling with ceiling light point. Part glazed doors to both the entrance hall and dining room. Attractive walk-in bay with uPVC double glazed windows to the front.

DINING ROOM 13' 0" *maximum into the stairs* x 8' 2" (3.96m x 2.49m)

Open spindle staircase allowing access to the galleried landing. Panel radiator. Low level power points. Archway leading into the kitchen. Part glazed door to the lounge. Large archway leading into the conservatory at the rear. Low level power points. Coving to the ceiling with ceiling light point.

SUPERCRAFT CONSERVATORY

Brick base and pitched roof construction. Tiled floor. Panel radiator. Low level power points. uPVC double glazed door allowing access and views towards the pleasant rear garden. Fitted blinds.

KITCHEN 13' 0" x 7' 0" *both measurements are maximum and into the units* (3.96m x 2.13m)

Recently refurbished, modern, quality (Moben) kitchen with eye and base level units. Extensive work surfaces with various power points and down lighting. Centre piece of the kitchen is a modern (Tecnik) stainless steel 'range style' five ring gas hob with two large electric fan assisted ovens below and stainless steel splash back. Matching (Tecnik) circulator fan/light above. Stainless steel sink unit with drainer and mixer tap. Plumbing and space for washing machine. Ample space for fridge and freezer under the units. Good selection of drawer and cupboard space. One eye unit houses the new modern (Worcester Bosch) gas central heating boiler. Tile effect laminate flooring. Panel radiator. Ceiling light points. uPVC double glazed window to the rear. uPVC double glazed door to the side.

FIRST FLOOR GALLERIED LANDING

Open spindle staircase allowing access to the ground floor dining room. Coving to the ceiling with ceiling light point. Easy access to the loft with loft ladder and light point, vendor informs us that the loft is partially boarded. Storage cupboard. uPVC double glazed window to the side elevation.

'L' SHAPED MASTER BEDROOM 15' 8" x 10' 0", *narrowing to 5' 8" approximately* (4.77m x 3.05m)

Panel radiator. Low level power points. Coving to the ceiling with ceiling light point. Two uPVC double glazed windows allowing pleasant views of the rear.

BEDROOM TWO 10' 0" x 8' 4" (3.05m x 2.54m)

Panel radiator. Low level power points. Centre ceiling light point. uPVC double glazed window to the front allowing pleasant views.

BEDROOM THREE 10' 0" x 7' 2" *at its widest point into the wardrobes* (3.05m x 2.18m)

Panel radiator. Built in wardrobes with sliding modern fronts. Coving to the ceiling with ceiling light point. Low level power points. uPVC double glazed window with pleasant views to the front.

EXTENDED SHOWER ROOM 10' 2" x 5' 6" *at its widest point* 3.10m x 1.68m)

Modern shower room with modern suite comprising of a low level w.c. Wash hand basin set in an attractive timber effect vanity unit with chrome coloured mixer tap above. Chrome coloured towel radiator and panel radiator. Glazed and tiled shower cubicle with wall mounted chrome coloured (Dolphin) mixer shower. Ceiling light point. uPVC double glazed frosted window to the side.

DETACHED GARAGE

Brick built and flat roof construction. Up-and-over door allowing access, plus uPVC quality double glazed door to the rear allowing access to the garden. Power and light. Off road parking in front of the garage and easy gated access to the rear and garden.

EXTERNALLY

The property has a pretty, low maintenance front with pathway to the side allowing easy access to the rear and front elevations.

REAR ELEVATION

Gated access from the driveway at the rear. Good selection of raised flower and shrub beds that meander around the flagged patio areas that surround the conservatory. Outside water tap. Easy flagged and gravelled access to one side of the property to the front. Good selection of shrubs and plants. Towards the head of the garden there is a further flagged patio area with small lean-to greenhouse. Reception lighting. External power socket. Majority of the boundary fences are maintenance free.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed straight across onto (Haydon Park) 'Dorset Drive'. Follow the road around for a short distance to where the property can be clearly identified by our 'Priory Property Services' board on the right hand side.

VIEWING

Is strictly by appointment via the selling agent.








PRIORY
PROPERTY SERVICES

Biddulph's Award Winning Team





Energy Performance Certificate




1, Dorset Drive, Biddulph, STOKE-ON-TRENT, ST8 6DG

Dwelling type:	Detached house	Reference number:	8568-7127-5710-7769-9976
Date of assessment:	31 March 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	31 March 2018	Total floor area:	88 m ²

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

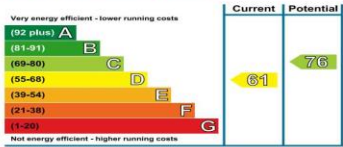
Estimated energy costs of dwelling for 3 years:	£ 3,114
Over 3 years you could save	£ 396

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 180 over 3 years	 You could save £ 396 over 3 years
Heating	£ 2,529 over 3 years	£ 2,367 over 3 years	
Hot Water	£ 261 over 3 years	£ 171 over 3 years	
Totals	£ 3,114	£ 2,718	

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



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 183
2 Low energy lighting for all fixed outlets	£45	£ 126
3 Solar water heating	£4,000 - £6,000	£ 90

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.