



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Extremely Rare Opportunity To Purchase This Large Dormer Family Home Set Within Stunning Mature Grounds & Boasting Rural Views To Rear. Lounge With Conservatory Off. B/Fast Kitchen. G/F Bathroom. En-Suite.



Park Lane Knypersley Biddulph ST8 7PN

£365,000

LARGE RECEPTION HALL 13' 0" x 8' 0" maximum into the stairway excluding inner hallway (3.96m x 2.44m)

Open spindle staircase allowing access to the first floor. Panel radiator. Walk-in under-stairs recess for cloaks. Door to under-stairs store cupboard. Coving to the ceiling with ceiling light point. Archway leading to inner hallway with doors to principal rooms. uPVC double glazed door with uPVC double glazed windows to either side at the front elevation.

LOUNGE 19' 8" x 13' 0" (5.99m x 3.96m)

Attractive fire surround with centre electric fire and decorative tiled inset. TV and telephone points. Two panel radiators. Low level power points. Wall and ceiling light points. Coving to the ceiling. uPVC double glazed bow window to the front elevation allowing excellent views of the large established landscaped front garden. uPVC double glazed double opening french doors and window allowing access into the conservatory with stunning views of the rear garden.

CONSERVATORY 10' 4" x 11' 10" (3.15m x 3.60m) approx.

Brick base construction and pitch roof. Low level power points. uPVC double glazed windows to both the side and rear elevations. uPVC double glazed door to the side allowing access to the patio. Great vantage point to enjoy the fantastic garden and views over open countryside up towards Wicken Stone rocks on the horizon.

DINING KITCHEN 16' 4" x 9' 8" (4.97m x 2.94m)

Range of fitted eye and base level units. Base units have extensive work surfaces above. Various power points above the work surfaces. Tiled walls. Built in four ring gas hob with electric oven and grill combined below and a circulator fan/light above. Stainless steel sink unit with drainer and mixer tap. Wall mounted Potterton gas central heating combination boiler. Excellent selection of drawer and cupboard space. Breakfast bar that can be easily removed should a table be preferred. Panel radiator. Tiled floor. Recess ideal for fridge freezer. Base units have plumbing and space for washing machine. uPVC double glazed door and window allowing fantastic views of the rear garden.

MASTER BEDROOM 14' 10" maximum into the recess x 10' 6" (4.52m x 3.20m) approx.

L-shaped. Built-in wardrobes to the recess with double opening doors. Over bed storage cabinets with matching bedside cabinets. Wall and ceiling light points. High level TV point and socket. uPVC double glazed bow window to the front elevation allowing excellent views of the front garden. Panel radiator. Door allowing access to the en-suite.

EN-SUITE

Recently modernised suite comprising low level w.c. with concealed cistern and work surface above. Wash hand basin set in the work surface with cupboard space below. Chrome coloured mixer tap. Tiled shower cubicle with glazed door and wall mounted chrome coloured mixer shower. Modern tiled walls and floor. Towel radiator. Ceiling light point. Extractor fan. uPVC double glazed frosted window to the side.

FAMILY BATHROOM 9' 4" x 6' 8" (2.84m x 2.03m)

Three piece suite comprising low level w.c. Pedestal wash hand basin. Panel bath with electric Triton shower above and hot & cold taps. Tiled walls and floor. Panel radiator. Extractor fan. Ceiling light point. uPVC double glazed frosted window to the side.

BEDROOM 2 9' 4" x 8' 4" (2.84m x 2.54m)

Panel radiator. Built in wardrobe with double opening doors. High level TV point and socket. Ceiling light point. uPVC double glazed window allowing excellent views of the rear garden.

BEDROOM 3 10' 2" x 9' 6" (3.10m x 2.89m)

Panel radiator with thermostatic control. Inset ceiling light. Low level power points. uPVC double glazed window to the side elevation.

LANDING

Small door allowing access into a boarded loft area with light. Double opening doors to a storage cupboard. Door to bedroom 4.

BEDROOM 4 14' 6" x 9' 2" (4.42m x 2.79m) approx.

Panel radiator. Built in wardrobes with double opening doors. Ceiling light point. uPVC double glazed window to the rear allowing fantastic panoramic views of the Biddulph Valley over towards Congleton Edge, Cloud and Wicken stone rocks on the horizon.

EXTERNALLY

Property is approached by an original low level stone wall and cast iron double opening gates that allow easy access to a wide block paved driveway that meanders towards the front of the property allowing additional pull in area. Extensive off road parking. Easy vehicle access to the detached garage at the rear. Front garden is a very generous established lawn garden surrounded by well stocked mature flower and shrub borders. Hedgerows form the boundaries. Pedestrian access can be gained by either side of the property to the rear. Driveway has a long vegetable garden to one side.

GARAGE 16' 10" x 10' 4" at the widest point (5.13m x 3.15m)

Brick built garage with pitched roof. Up and over door to the front elevation. Power and light. Single glazed window to the side.

REAR ELEVATION

The rear has a good sized flagged patio area that allows easy pedestrian access to the dining/kitchen and conservatory. Outside water tap. Secure gated access to the driveway. Rear garden is very large mainly laid to lawn with pleasant views over open countryside up towards Wicken Stone rocks on the horizon. Large hard standing patio. Lawn garden meanders all around the side of the conservatory to the front and towards the head of the garden is a small fish pond. Excellent selection of mature trees and established shrubs. Timber fencing forming the boundaries. Large hard standing for timber shed and greenhouse. Enjoys the majority of the all day sun.

VIEWING Is strictly by appointment via the selling agent.



Biddulph's Award Winning Team





Energy Performance Certificate

135, Park Lane, Knypersley, STOKE-ON-TRENT, ST8 7PN

Dwelling type: Detached bungalow Reference number: 0898-2862-6243-9902-2875
 Date of assessment: 02 April 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 April 2012 Total floor area: 120 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:	£ 3,240
Over 3 years you could save	£ 258

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 2,778 over 3 years	£ 2,556 over 3 years	You could save £ 258 over 3 years
Hot Water	£ 273 over 3 years	£ 237 over 3 years	
Totals	£ 3,240	£ 2,982	

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	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
18 or less 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). 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	£800 - £1,200	£ 189
2 Solar water heating	£585 - £725	£ 33
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 642

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call Freephone 8000 444222. 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.