



# PRIORITY

PROPERTY SERVICES



**5 Bedrooms. Modern Detached Family Home Boasting Generous Accommodation Over 3 Floors. L - Shaped Through Lounge Dining Room. Mod Fitted B/Fast Kitchen With B/I Apps, Vaulted Ceiling & French Doors To The Rear Elevation.**



Davos Drive Biddulph ST8 7FF

£299,500

**ENTRANCE HALL** 13' 0" x 7' 2" (3.96m x 2.18m) approx.

Large entrance hall with panel radiator. Door to large walk-in under-stairs store cupboard with light. Turn flight stairs to the first floor. Doors to principal rooms. Ceiling light point. Composite modern door to the front elevation.

**GROUND FLOOR CLOAKROOM**

Low level w.c. Pedestal wash hand basin with chrome coloured hot and cold taps. Tiled floor. Panel radiator. Wall mounted Potterton gas central heating boiler. uPVC double glazed window to the front elevation.

**LARGE THROUGH LOUNGE/DINING ROOM** 26' 6" x 12' 2" narrowing to 8' 4" in the dining area (8.07m x 3.71m)

L-shaped. Three panel radiators. Low level power points. TV point. Ceiling light points. uPVC double glazed window to the front elevation. Door to the entrance hall. uPVC double glazed double opening french doors with side panel windows allowing pleasant views to rear garden.

**BREAKFAST KITCHEN** 18' 6" x 8' 10" (5.63m x 2.69m)

Excellent selection of modern fitted eye and base level units with extensive timber effect work surfaces above with matching up-stands. Various power points over the work surfaces. Built-in five ring stainless steel Hotpoint gas hob with stainless steel Hotpoint circulator fan/light above. Built-in double electric Hotpoint oven at eye level. Built-in fridge and freezer. Stainless steel one and half bowl sink unit with drainer and mixer tap. Built-in Indesit washing machine. Built-in Indesit dishwasher. Good selection of drawer and cupboard space. Attractive tile floor. Panel radiator. High level TV point. Inset ceiling lights. Work surfaces extend out to a large breakfast bar. Towards the head of the kitchen is a vaulted ceiling with two double glazed skylight windows. uPVC double glazed double opening french doors with side panel windows allowing access and views to rear garden.

**FIRST FLOOR LANDING**

Door to large cylinder cupboard. Further door to walk-in storage cupboard. Open spindle staircase allowing access to the ground floor and second floor. Ceiling light point. Doors to principal rooms.

**MASTER BEDROOM** 13' 4" x 12' 4" (4.06m x 3.76m)

Built-in double wardrobe with double opening doors with side hanging rail and storage shelf above. Low level power points. Centre ceiling light point. High level TV point with power socket. Panel radiator. uPVC double glazed window allowing pleasant views to the rear. Door allowing access to the en-suite.

**EN-SUITE** 6' 6" x 6' 6" (1.98m x 1.98m)

En-suite shower room has a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap and shaving point to one side. Shower cubicle with tiled walls and glazed door. Chrome coloured mixer shower. Tile floor. Chrome coloured panel radiator. Extractor fan. Inset ceiling light.

**BEDROOM 4** 13' 4" x 9' 0" (4.06m x 2.74m)

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

**BEDROOM 5** 12' 8" x 6' 4" (3.86m x 1.93m)

Panel radiator. Low level power points. Ceiling light point. Two uPVC double glazed windows to the front elevation.

**FAMILY BATHROOM** 8' 10" x 6' 4" (2.69m x 1.93m)

Three piece 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. Attractive part tiled walls. Tiled floor. Chrome coloured panel radiator. Inset ceiling lights. Extractor fan. uPVC double glazed frosted window towards the front elevation.

**SECOND FLOOR LANDING**

Open spindle staircase allowing access to the first floor landing. Useful recess on the landing, ideal study area if required. Panel radiator. Ceiling light point. Doors to principal rooms. uPVC double glazed window to the front allowing partial views towards Mow Cow on the horizon.

**BEDROOM 3 SECOND FLOOR** 10' 6" excluding entrance recess x 10' 4" (3.20m x 3.15m)

Panel radiator. Walk-in bay with uPVC double glazed window to the front elevation allowing partial views up towards Mow Cop on the horizon. Built-in wardrobe with side hanging rail and storage shelf. Low level power points. Ceiling light point. Entrance recess.

**BEDROOM 2 SECOND FLOOR** 12' 8" x 9' 4" (3.86m x 2.84m)

Panel radiator. Low level power points. Ceiling light point. Two double glazed skylight windows to the rear elevation.

**SECOND FLOOR SHOWER ROOM** 10' 0" maximum into the shower x 8' 10" (3.05m x 2.69m)

Large shower room with low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Large shower with tiled walls and glazed door. Wall mounted chrome coloured mixer shower. Inset ceiling lights. Extractor fan. Attractive modern part tiled walls and tiled floor. Panel radiator. Double glazed skylight window to the rear.

**EXTERNALLY**

Property is approached via a tarmac driveway to the left hand side providing off-road parking. Secure gated access to the rear garden. Front garden has low maintenance shrub borders with flagged pathway to the entrance. Lantern reception light. Rear of the property has an enclosed flagged patio garden. Steps lead up to a large lawned area set behind attractive brick walling. Further steps lead up to a higher lawned area with timber fencing and brick wall forming the boundary.

**REAR ELEVATION**

Rear of the property has an enclosed flagged patio garden. Steps lead up to a large lawned area set behind attractive brick walling. Further steps lead up to a higher lawned area with timber fencing and brick wall forming the boundary.

**VIEWING**

Is strictly by appointment via the selling agent.

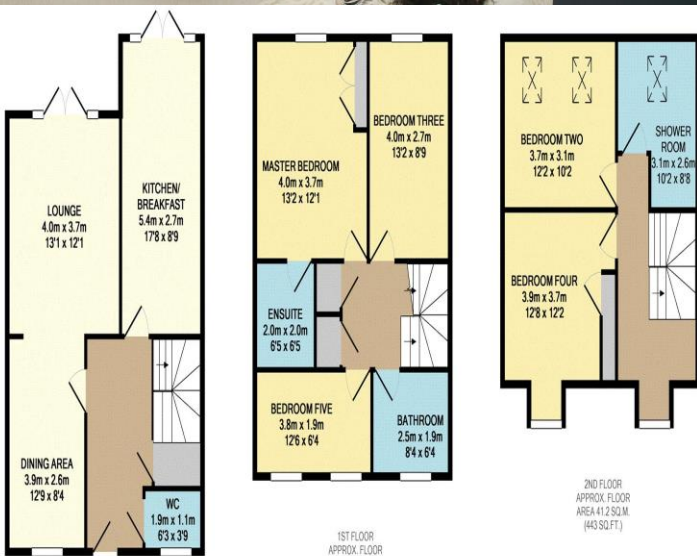




### Biddulph's Award Winning Team







Energy Performance Certificate

4, Davos Drive, Biddulph, STOKE-ON-TRENT, ST8 7FF

Dwelling type: Detached house Reference number: 0968-2964-7349-1967-0900  
 Date of assessment: 06 November 2013 Type of assessment: SAP, new dwelling  
 Date of certificate: 06 November 2013 Total floor area: 168 m<sup>2</sup>

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: £ 2,124

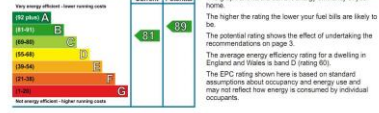
Over 3 years you could save: £ 343

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£381 over 3 years	£225 over 3 years	
Heating	£1,431 over 3 years	£1,452 over 3 years	
Hot Water	£312 over 3 years	£204 over 3 years	
<b>Totals</b>	<b>£2,124</b>	<b>£1,881</b>	<b>You could save £ 243 over 3 years</b>

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£76	£135
2. Solar water heating	£4,000 - £9,000	£108
3. Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£699

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.