



PRIORITY

PROPERTY SERVICES



3 Bedrooms. Detached Bungalow In The Highly Regarded Location Of Colwyn Drive. Boasting A uPVC Double Glazed Conservatory To Rear. Fitted Dining Kitchen & Shower Room. Large Lounge. Smart Driveway Leading To Carport & Garage.



ENTRANCE PORCH

uPVC double glazed door to the side allowing access. Panel radiator. Wall light point. uPVC double glazed windows to both the front and side elevations. Further single glazed door allowing access into the 'L' shaped lounge.

'L' SHAPED LOUNGE 16' 8" maximum into the recess x 15' 0", narrowing to 11' 10" (5.08m x 4.57m)

Living flame gas fire set in an attractive stone surround with timber mantel and television plinths above. Television and telephone points. Three panel radiators. Low level power points. Coving to the ceiling with ceiling light points. Feature double glazed, leaded diamond shaped windows to the side elevation. Door allowing access to the inner hallway. Door allowing access to the front porch. uPVC double glazed bow window to the front elevation.

INNER HALLWAY

Quality 'timber effect' (Karndean) style flooring. Panel radiator. Loft access point with retractable ladder. Ceiling light point. Doors to principal rooms.

DINING KITCHEN 14' 4" x 11' 10" (4.37m x 3.60m)

Selection of quality fitted eye and base level units, base units having extensive work surfaces above. One and half bowl sink unit with drainer and mixer tap. (Cannon gas cooker). Good selection of drawer and cupboard space. Built in (Siemens) dishwasher. (LEC) fridge under the units. Quality (Karndean) style, tile effect flooring. Telephone point. Panel radiator. Ceiling light points. Two timber double glazed windows to the side elevation. Timber double glazed window allowing pleasant views to the rear landscaped garden.

UTILITY ROOM/REAR PORCH (Off The Kitchen)

Fitted eye and base level units, base units having work surfaces above and cupboard space below. Plumbing and space for washing machine. Storage cupboard. Panel radiator. (Karndean) effect flooring. Ceiling light points. uPVC double glazed door to the side. Timber double glazed window to the rear.

BEDROOM ONE 13' 4" maximum into the wardrobes x 10' 0" (4.06m x 3.05m)

Panel radiator. Fitted wardrobes to one wall with floor to ceiling mirrored sliding doors, side hanging rails and built in storage shelving. Coving to the ceiling with ceiling light point. uPVC double glazed window to the front.

BEDROOM TWO (With Conservatory Off) 11' 10" x 10' 10" (3.60m x 3.30m)

Panel radiator. Low level power points and television point. Built in storage cupboards with shelving. Coving to the ceiling with ceiling light point. uPVC double glazed sliding patio door and window allowing access and views into the conservatory and garden.

CONSERVATORY

Quality conservatory with brick base and pitched roof construction. Low level power points. Television point. Ceiling light and fan. uPVC double glazed windows to both the side and rear allowing pleasant views of the private

landscaped garden. uPVC double glazed, double opening 'French doors' to the side elevation allowing access.

BEDROOM THREE 8' 10" x 7' 0" (2.69m x 2.13m)

Panel radiator. Built in wardrobes with sliding fronts. Ceiling light point. Timber double glazed window to the side elevation.

FAMILY SHOWER ROOM 7' 10" x 6' 0" (2.39m x 1.83m)

Quality suite comprising of a low level w.c. with concealed cistern. Wash hand basin set in an attractive vanity unit with mixer tap and good size work surface surrounding. Built in cupboard space below and shelving. Shower cubicle with glazed door and chrome coloured mixer shower. Panel radiator. Tiled walls. Ceiling light point. Wall mounted electric heater. Timber double glazed frosted window to the rear elevation.

EXTERNALLY

The property is approached via a low level original boundary wall with set of double gate posts allowing access to a pressed concrete, cobble effect sweeping driveway. Driveway meanders towards the front of the property allowing additional parking/pull in area. Front garden is mainly laid to lawn with attractive boundary walls, shrub and flower beds form the boundaries.

SIDE ELEVATION

Driveway continues down the side allowing extra ample off road parking and easy access to the carport and garage at the rear.

CARPORT AREA

Covered carport area with reception lighting. Door allowing access to the side elevation (into the dining Kitchen). Easy access to the rear garden.

REAR ELEVATION

Quality 'Indian Stone' flagged patio area that surrounds the property and conservatory at the rear. Low maintenance lawned garden set in attractive cobble stones. Slightly raised borders and timber fencing forming the boundaries. Good selection of established shrubs. Outside water tap. Garden is extremely private and is landscaped.

GARAGE

Brick built and flat roof construction. uPVC double glazed window to the side. uPVC door allowing access from the side into the garden. Quality modern door allowing access into the garage.

DIRECTIONS

From the main roundabout off 'Biddulph' town centre proceed South along the by-pass, turning left at 'Knypersley' traffic lights onto 'Park Lane'. Continue to the mini roundabout and turn right onto 'Mill Hayes Road'. Continue down turning first right onto 'Colwyn Drive', continue along to where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the selling agent.

NO UPWARD CHAIN!



Biddulph's Award Winning Team





Energy Performance Certificate HM Government

30, Colwyn Drive, Knypersley, STOKE-ON-TRENT, ST8 7BL
 Dwelling type: Detached bungalow Reference number: 8792-8326-7129-7497-7983
 Date of assessment: 12 November 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 November 2018 Total floor area: 84 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:	£ 3,324
Over 3 years you could save	£ 861

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 174 over 3 years	
Heating	£ 2,769 over 3 years	£ 2,079 over 3 years	
Hot Water	£ 303 over 3 years	£ 210 over 3 years	
Totals	£ 3,324	£ 2,463	

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

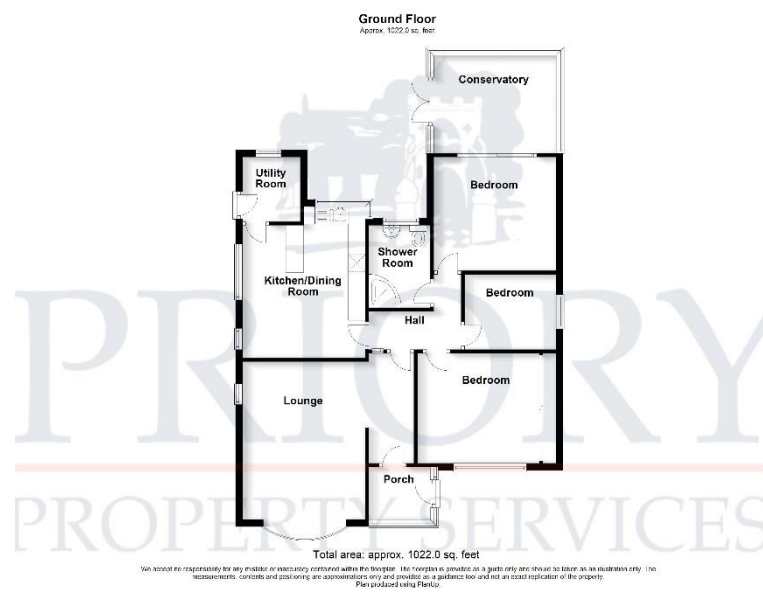
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 Cavity wall insulation	£500 - £1,500	£ 408
2 Floor insulation (suspended floor)	£800 - £1,200	£ 210
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 81

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.