



## 38 Grangefields

Biddulph, ST8 7SA



**Offers in excess of £425,000**

Carters are delighted to present this exquisite detached bungalow, situated in the highly sought-after executive Grangefields development in Biddulph. Fully renovated to an exceptional standard, this stunning home combines contemporary luxury with the tranquillity of mature, landscaped gardens—offering a perfect blend of modern living and serene outdoor space.

Spanning an impressive 925 square feet, the property has been thoughtfully updated throughout, including a full rewire and cavity wall insulation, ensuring energy efficiency and peace of mind for years to come. As you step inside, you're welcomed into a beautifully spacious open-plan lounge through to dining area, featuring a charming inset log burner and a bespoke built-in media unit. The ambiance here is one of both warmth and elegance—ideal for cosy nights in or entertaining guests in style. The two generously sized double bedrooms offer comfort and privacy, while the luxurious four-piece bathroom suite has been designed with relaxation in mind, providing a spa-like experience within the comfort of your own home. At the heart of the home lies the impressive Wren solid wood fitted kitchen, complete with integrated appliances and a central island—perfect for culinary enthusiasts and social gatherings. This stunning kitchen flows seamlessly into the living areas, enhancing the open, sociable layout of the home.

Externally, the property sits on a generous plot with mature, established gardens, offering a peaceful retreat surrounded by nature. The driveway provides ample parking for several vehicles, making it as practical as it is beautiful.

This remarkable bungalow is more than just a home—it's a lifestyle choice. Whether you're looking to downsize in style or secure a comfortable, high-specification family residence, this property ticks all the boxes. Early viewing is highly recommended to truly appreciate everything this home has to offer.

# 38 Grangefields

Biddulph, ST8 7SA

Offers in excess of £425,000



## Entrance Hallway

Composite double glazed entrance door to the front elevation. Recessed ceiling down lighters. Built in storage cupboard. Radiator. Tiled flooring.

## Living Room / Dining Room

21'4" x 12'2" (6.50m x 3.71m)

Two UPVC double glazed windows to the front elevation with fitted plantation shutter blinds. Inset log burner with a granite hearth. Built in media wall. Feature pendant lighting. Two radiators.

## Kitchen

16'10" x 11'10" (5.13m x 3.61m)

UPVC double glazed sliding doors to the rear elevation. UPVC double glazed window to the rear elevation.

Solid wood Wren fitted kitchen with a range of wall, base and drawer units. Corian work surfaces. Inset sink with a mixer tap. Built in double electric oven and grill. Neff six ring induction hob. Neff ceiling mounted extractor fan. Built in microwave. Built in wine cooler. Integrated fridge freezer. Integrated dishwasher. Island with storage under and Corian work surface. Recessed ceiling down lighters. Feature pendant lighting. Ceramic tiled flooring.

## Utility Room

6'5" x 5'5" (1.96m x 1.65m)

Rockdoor composite stable door.

UPVC double glazed window to the rear elevation.

Wren fitted base units with with Corian work surfaces. Stainless steel sink with a mixer tap and a drainer. Space and plumbing for a washing machine. Recessed ceiling down lighters. Tiled flooring.

## W.C

UPVC double glazed window to the rear elevation.

Vanity basin unit with storage under. Recessed w.c. Extractor fan. Recessed ceiling down lighters. Chrome heated towel rail. Wall mounted mirror cabinet. Tiled flooring.

## Bedroom One

11'6" x 11'5" (3.51m x 3.48m)

UPVC double glazed window to the front elevation. Radiator.

## Bedroom Two

11'8" x 9'6" (3.56m x 2.90m)

UPVC double glazed window to the rear elevation with fitted plantation shutter blinds. Radiator.

## Bathroom

UPVC double glazed window to the rear elevation.

Four piece fitted bathroom suite comprising of, panel bath, shower enclosure with a wall mounted shower, vanity basin unit with storage under and a recessed w.c. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Tiled flooring.

## Store

10' x 7'7" (3.05m x 2.31m)

UPVC double glazed window to the side elevation.

Integral door leading to the garage. Power and lighting.

## Garage

10' x 10'8" (3.05m x 3.25m)

Electric roller garage door to the front elevation.

Power and lighting.

## Externally

Front of Property:

To the front, a block-paved driveway provides ample off-road parking for multiple vehicles. A neatly lawned garden is complemented by a variety of seasonal plants and shrubs, adding kerb appeal. Gated side access leads to the rear garden.

Rear Garden:

The rear garden is private, enclosed, and beautifully landscaped. It features an Indian stone patio area and a wide selection of mature plants, shrubs, raised flower borders, and established trees, creating a tranquil outdoor space. A charming summerhouse with power and heating offers additional versatility, ideal as a home office or relaxation space. The garden also benefits from external lighting, an outside tap, and power sockets.

## Additional Information

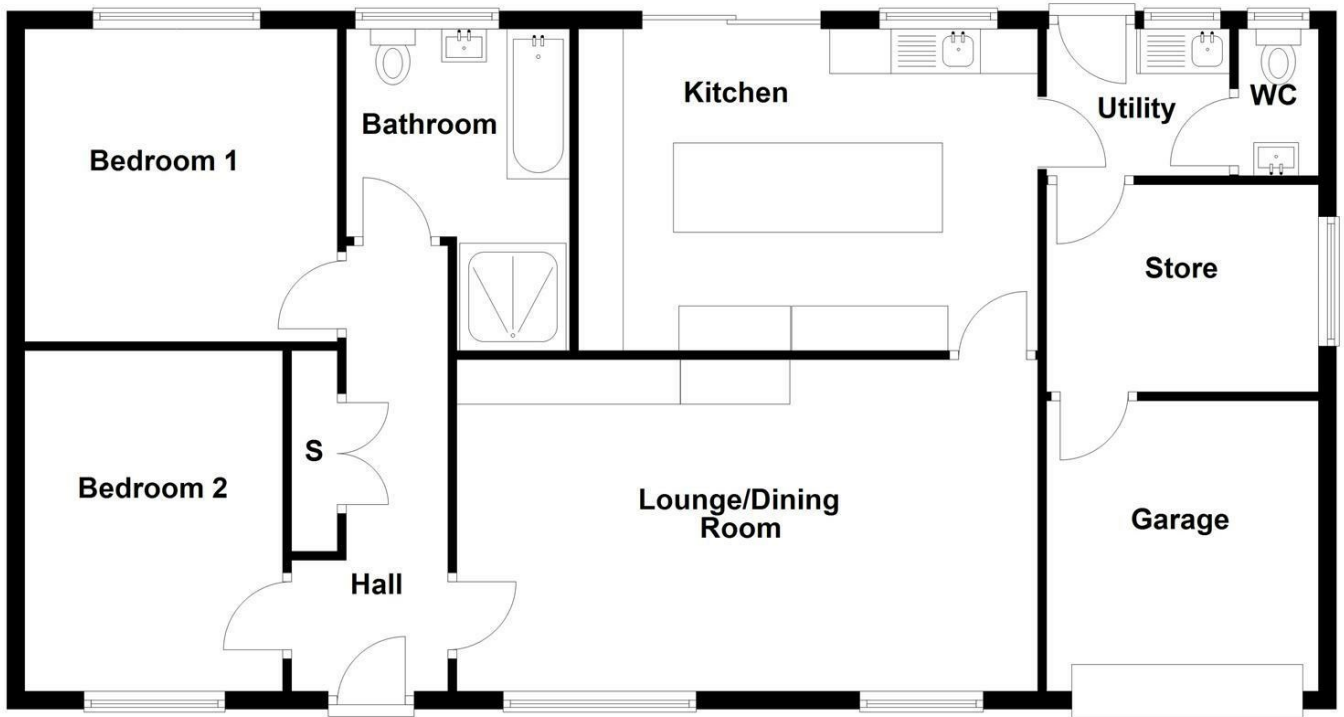
Freehold. Council Tax Band D.

Total Floor Area: 86 Square Meters / 925 Square Foot.

## Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advise from a suitably authorised licensed conveyancer or solicitor in this respect.

### Ground Floor



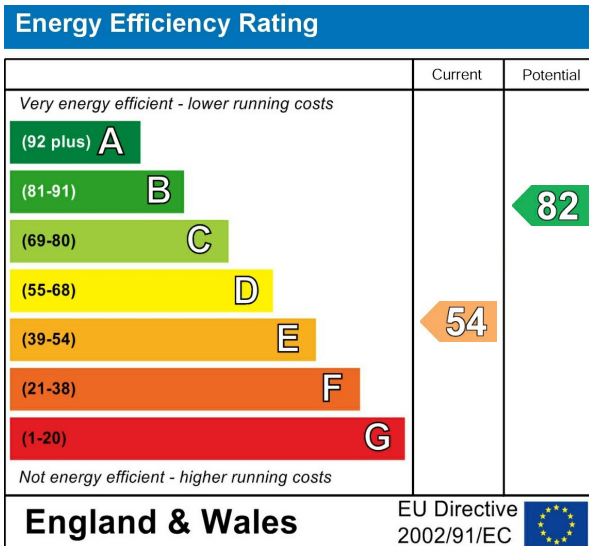
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**101 High Street Biddulph Stoke on Trent Staffs ST8 6AB**  
**01782 470391**  
**www.carters-estateagents.co.uk**