



28 Cornfield Road

Biddulph, ST8 6TX

Price £299,950



Carters are proud to present to the market this exceptional and beautifully maintained four-bedroom family home, offered with NO ONWARD CHAIN.

From the moment you step through the front door, the sense of space and quality presentation is immediately apparent. The property boasts two elegant reception rooms, providing versatile living spaces ideal for both formal entertaining and relaxed family life. The heart of the home is undoubtedly the spacious fitted kitchen, enjoying views over the rear garden and perfectly suited to modern family living. A conveniently located ground floor W.C. completes the accommodation on this level.

To the first floor, the property continues to impress with four generously sized double bedrooms. Bedrooms one and two benefit from fitted wardrobes, while the principal bedroom is further enhanced by an en suite shower room. A stylish three-piece family bathroom serves the remaining bedrooms.

Externally, the property features a generous and private lawned rear garden, ideal for outdoor enjoyment, while to the front there is a tarmac driveway providing ample off-road parking.

This is a fantastic opportunity to acquire a spacious and immaculately presented family home in a highly desirable setting.

Early viewing is highly recommended — don't miss out!

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Entrance Hallway

Hardwood double glazed entrance door to the front elevation. Coving the ceiling. Stairs to the first floor. Radiator. Newly fitted carpet.

Living Room

15'4" x 10'10" (4.67m x 3.30m)
UPVC double glazed window to the front elevation. Coving to the ceiling. Gas fire with a marble surround. Radiator. Newly fitted carpet.

Dining Room

8'8" x 9'8" (2.64m x 2.95m)
Aluminum double glazed sliding patio doors to the rear elevation. Coving to the ceiling. Radiator. Newly fitted carpet.

Kitchen

13'8" x 9'6" (4.17m x 2.90m)
Two UPVC double glazed windows to the side and rear elevations. Hardwood double glazed entrance door to the side elevation. Fitted kitchen incorporating a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric oven. Built in four ring gas hob. Space and plumbing for a dishwasher and washing machine. Space for a tumble dryer. Partially tiled walls. Radiator. Tiled flooring. Entrance door to the garage.

W.C.

Mid level w.c. Wall mounted wash hand basin. Radiator. Tiled flooring.

Stairs and Landing

Airing cupboard. Access to the loft. Radiator. Newly fitted carpet.

Bedroom One

13'11" x 9'4" (4.24m x 2.84m)
UPVC double glazed window to the front elevation. Built in wardrobes. Radiator. Newly fitted carpet.

En Suite

6'1" x 5' (1.85m x 1.52m)
UPVC double glazed window to the front elevation. Shower enclosure with an electric shower and aqua paneling. Countertop sink with storage under and a tiled splash back. Mid level w.c. Shaver power socket. Partially tiled walls. Extractor fan. Vinyl flooring.

Bedroom Two

12'4" x 8'2" (3.76m x 2.49m)
UPVC double glazed window to the front elevation. Built in wardrobes. Feature alcove. Radiator. Newly fitted carpet.

Bedroom Three

12'1" x 8'10" (3.68m x 2.69m)
UPVC double glazed window to the rear elevation. Radiator. Newly fitted carpet.

Bedroom Four

10' x 7'6" (3.05m x 2.29m)
UPVC double glazed window to the rear elevation. Radiator. Newly fitted carpet.

Bathroom

5'7" x 6'5" (1.70m x 1.96m)
UPVC double glazed window to the rear. Three piece family bathroom suite comprising of; a panel bath with a shower over, pedestal wash hand basin and a mid level w.c. Partially tiled walls. Extractor fan. Radiator.

Garage

7'10" x 16'2" (2.39m x 4.93m)
Up and over garage door to the front elevation. Internal door leading to the kitchen. Power and lighting. Outside tap.

Externally

To the front of the property, a driveway provides off-road parking alongside a lawned garden featuring an attractive mature tree. A gated side access leads through to the rear garden.

The rear boasts a generous lawned garden with a paved patio area, complemented by a variety of shrubs and plants. Tall conifers and mature trees at the rear enhance the sense of privacy and seclusion. There is a timber shed for convenience and storage.

Additional Information

Freehold.

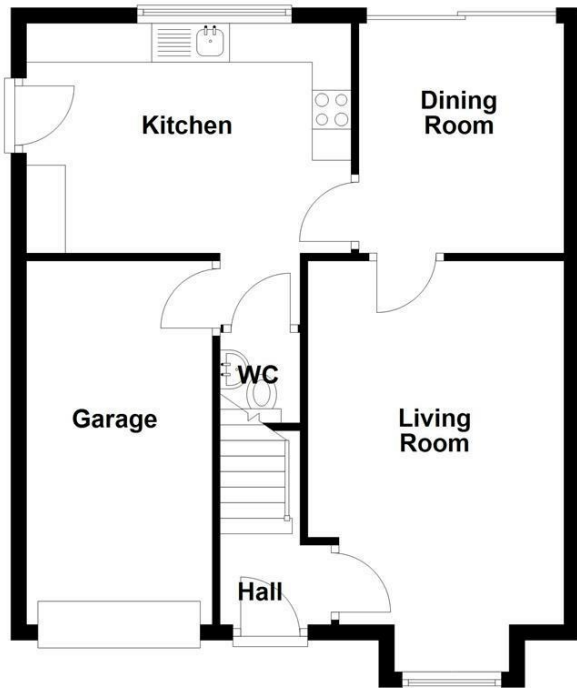
Council Tax Band D.

Total Floor Area: 979 Square Foot / 91 Square Meters.

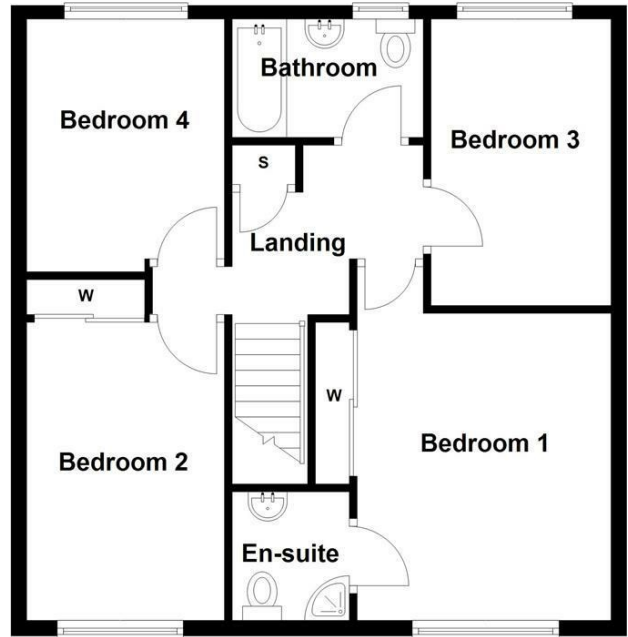
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Ground Floor



First Floor



Road Map



Hybrid Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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.

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