



79 Woodhouse Lane

Biddulph, ST8 7RL

Offers in excess of £420,000



Here at Carters, we are delighted to welcome to the market this beautifully presented, extended and fully renovated detached family home, occupying a substantial plot in one of Biddulph's most sought-after locations. Enjoying stunning countryside views, close proximity to reputable schools and picturesque rural walks, yet remaining within walking distance of the town centre, this exceptional property offers the perfect balance of convenience and lifestyle.

The accommodation has been thoughtfully modernised throughout and briefly comprises a spacious entrance hall, an elegant living room featuring a log-burning stove with a solid oak railway sleeper mantel and slate hearth, a stunning open-plan kitchen/dining area with integrated appliances, quartz worktops, Karndean flooring and French doors opening onto the garden, a bright garden room with Velux roof light and patio doors, a separate snug and a ground floor WC.

To the first floor are three generous bedrooms, including a superb principal bedroom with a stylish en-suite shower room, together with a luxurious family bathroom finished with high-quality fixtures and elegant limestone tiling.

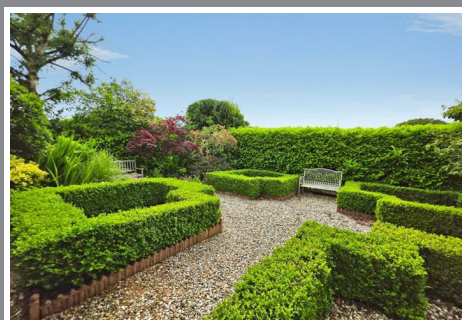
Externally, a tarmac driveway provides ample off-road parking for up to five vehicles and leads to the attached garage. Occupying a substantial plot, the property benefits from beautifully maintained gardens to the front, side and rear. The private outdoor spaces include lawned and landscaped gardens, mature trees and shrubs, gravelled and Indian Stone seating areas, and a timber pergola, creating an ideal setting for relaxing and entertaining.

This outstanding family home offers stylish modern living in a highly desirable location, and an early viewing is strongly recommended to fully appreciate the quality, space and stunning surroundings on offer.

79 Woodhouse Lane

Biddulph, ST8 7RL

Offers in excess of £420,000



Entrance Hallway

UPVC double glazed entrance door to the front elevation. Stairs to the first floor. Panel radiator. High quality laminate flooring.

Living Room

17'2" x 13'3" (5.23m x 4.04m)
UPVC double glazed windows to the front and side elevations. Internal glazed door leading to the open plan kitchen / dining space. Multifuel stove burner having a solid Oak mantle and a slate hearth. Panel radiator. TV point. High quality laminate flooring.

Kitchen / Dining Room

21'7" x 9'8" (6.58m x 2.95m)
UPVC double glazed french doors to the rear elevation leading to the garden. UPVC double glazed sliding patio doors to the side elevation leading to the sun room. Luxurious fitted kitchen incorporating base and drawer units and Quartz work surfaces. Inset stainless steel sink with a mixer tap. Built in electric oven, proving drawer and microwave. Built in four ring gas hob with a fitted extractor hood over. Integrated fridge. Integrated dishwasher. Walk in pantry with lighting. Panel radiator. Recessed ceiling down lighters and feature pendant lighting over the dining area. Karndeian flooring.

Garden Room

11' x 12' (3.35m x 3.66m)
UPVC double glazed sliding patio doors to the front elevation. Floor to ceiling windows to the side elevation having integrated blinds. Velux roof light. Recessed ceiling down lighters. Electric heater. Karndeian flooring.

Snug

12' x 7'10" (3.66m x 2.39m)
UPVC double glazed entrance door to the rear elevation. Internal door leading to the garage. UPVC double glazed window to the side elevation. Recessed ceiling down lighters. Radiator. Karndeian flooring.

W.C

UPVC double glazed window to the rear elevation. Vanity basin unit with storage under and a tiled splashback. Mid level w.c. Karndeian flooring.

Stairs and Landing

UPVC double glazed window to the side elevation. Recessed ceiling down lighters. Access to the fully boarded loft space which has a fitted ladder. Radiator.

Bedroom One

10'10" x 9'5" (3.30m x 2.87m)
UPVC double glazed window to the front elevation enjoying open countryside views. Radiator. Laminate flooring.

En Suite

Shower enclosure having an electric shower. Vanity basin unit with storage under. LED mirror. Limestone tiled walls and flooring. Recessed ceiling down lighters. Extractor fan.

Bedroom Two

10'7" x 11'4" (3.23m x 3.45m)
UPVC double glazed window to the rear elevation enjoying views over Biddulph Moor. Radiator. Laminate flooring.

Bedroom Three

9'8" x 8'2" (2.95m x 2.49m)
UPVC double glazed window to the front elevation. Fitted storage cabinets. Radiator. Laminate flooring.

Bathroom

8'3" x 6'8" (2.51m x 2.03m)
UPVC double glazed window to the side elevation. 1 meter luxury German made wash hand basin with storage drawers under. Shower enclosure having a power shower. High level w.c. Heated towel rail. LED mirror. Limestone tiled walls and flooring. Recessed ceiling down lighters. Extractor fan.

Garage

16'7" x 8'7" (5.05m x 2.62m)
Up and over garage door to the front elevation. UPVC double glazed window to the side elevation. Power and lighting. Plumbing for a washing machine.

Externally

Externally, the property

benefits from a tarmac driveway providing ample off-road parking for up to five vehicles and leading to the attached garage. Occupying a substantial plot, the property enjoys three gardens that wrap around the front, side, and rear.

To one side, a private lawned garden sits in front of the garden room and is bordered by a variety of mature trees, shrubs, and flowering plants, creating a secluded and peaceful setting. A convenient external power socket is also provided.

A further side garden offers a more formal landscaped space, featuring established shrubs, a gravelled seating area, and mature trees and conifers that provide both privacy and an attractive backdrop, making it ideal for entertaining and outdoor gatherings.

To the rear, the private garden boasts two Indian Stone seating areas and a timber pergola. Beautifully stocked with an extensive variety of plants, the gardens throughout the property will particularly appeal to keen gardeners and those who appreciate well-established outdoor spaces.

Additional Information

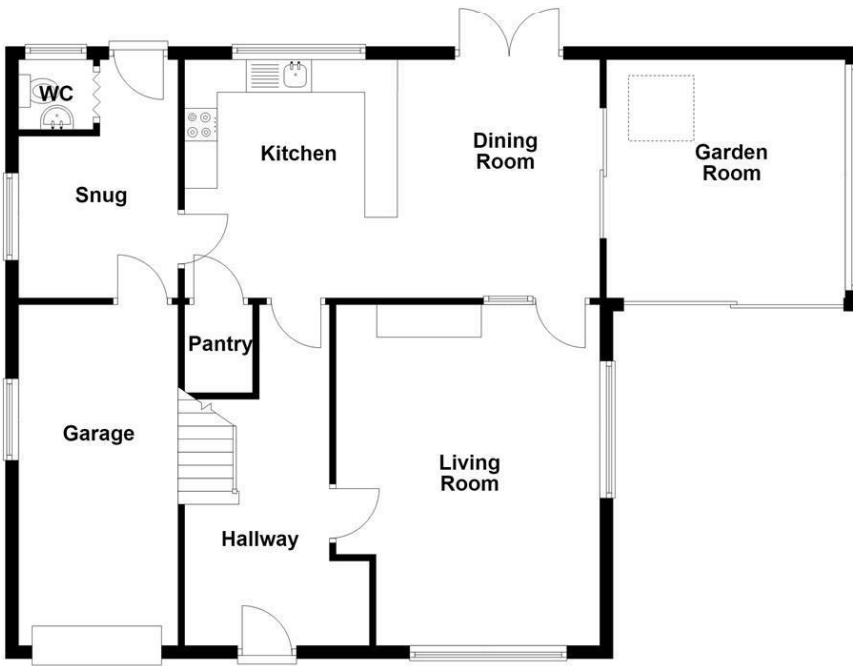
Freehold. Council Tax Band D. Total Floor Area is to be confirmed.

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.

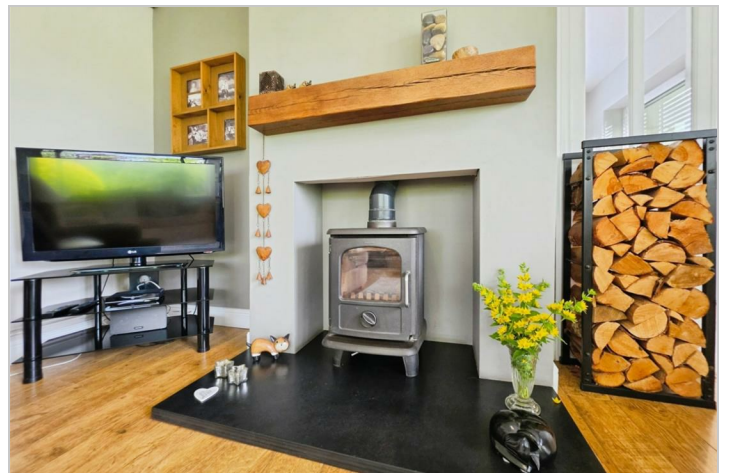
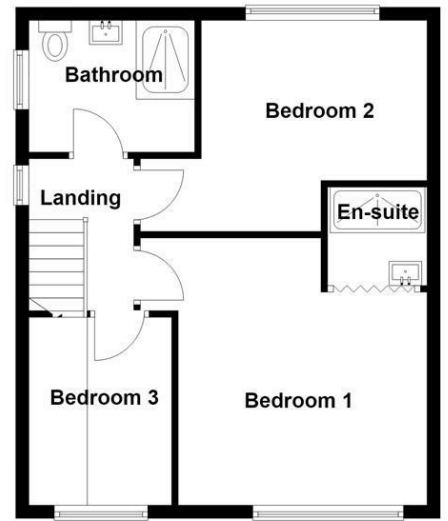
Disclaimer

Tel: 01782 470391

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.

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