



## 1 Alders Road

Biddulph Moor, ST8 7LT

**Offers over £330,000**



A Deceptively Spacious Three-Bedroom Detached Dormer Bungalow in the Heart of Biddulph Moor

Carters are delighted to bring to market this impressive and deceptively spacious three-bedroom, double-fronted detached dormer bungalow. Nestled within the semi-rural village of Biddulph Moor, this charming home enjoys a peaceful setting surrounded by picturesque countryside and breathtaking views. Perfectly positioned for scenic walks and outdoor pursuits, the property also benefits from convenient access to local shops, schools, medical facilities, and other everyday amenities, all within a short drive.

Upon entering, you are welcomed by a spacious entrance hall. The ground floor accommodation comprises a generous double bedroom, a modern family bathroom, and a superb open-plan lounge/dining room featuring a striking log-burning stove and staircase leading to the first floor.

The contemporary kitchen is fitted with a range of high-gloss units and includes an integrated dishwasher together with a freestanding range-style electric double oven. An archway leads through to the exceptionally spacious conservatory, creating an ideal entertaining space. Complete with a feature log burner and French doors opening onto the rear garden, this room can be enjoyed throughout the year.

Further ground floor benefits include a practical utility room and separate boot room.

To the first floor are two well-proportioned bedrooms, served by a modern en-suite shower room.

Externally, the property continues to impress. To the front, a block-paved driveway provides ample off-road parking and leads to a detached garage. The tiered rear garden offers a paved patio seating area, a lawned garden, and a substantial summerhouse with power, all complemented by a variety of mature trees, shrubs, and seasonal planting.

This beautiful family home combines versatile accommodation with a sought-after village location, and early viewing is highly recommended to fully appreciate everything it has to offer.

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## Entrance Hallway

UPVC double glazed entrance door to the front elevation. Coving to the ceiling. Built in storage cupboard. Radiator. Tiled flooring.

## Living Room

14'11" x 10'11" (4.55m x 3.33m)  
UPVC double glazed box bay window to the front elevation. Coving to the ceiling. Radiator. Log burner with a solid oak railway sleeper mantle and a brick surround. TV point. Laminate flooring.

## Dining Room

11'10" x 8'4" (3.61m x 2.54m)  
Aluminum double glazed sliding patio doors to the rear elevation leading to the conservatory. Coving to the ceiling. Radiator. Laminate flooring. Stairs to the first floor.

## Conservatory

23'2" x 12' (7.06m x 3.66m)  
UPVC double glazed windows to the side and rear elevation. UPVC double glazed french patio doors to the rear elevation. Log burner. Tiled flooring.

## Kitchen

13'2" x 9'2" (4.01m x 2.79m)  
A selection of modern high gloss wall, drawers and base units. Resin work surfaces incorporating inset one and a half bowl sink with a drainer and mixer tap. Free standing range style electric cooker with a double

oven, 6 ring hob and extractor fan. Integrated microwave. Integrated dishwasher. Stone effect tiled wall. Space for a fridge/freezer. Tiled flooring. Archway through to the conservatory.

## Utility Room

16'6" x 11'11" (5.03m x 3.63m)  
UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation. Modern fitted selection of wall, drawers and base units. Work surfaces incorporating inset resin sink with a drainer and mixer tap. Plumbing and space for a washing machine and dryer. Glass roof. Partially tiled walls. Radiator. Tiled flooring.

## Bedroom 3

7'6" x 9' (2.29m x 2.74m)  
UPVC double glazed window to the front elevation. Radiator. Laminate flooring.

## Bathroom

Two UPVC double glazed windows to the side elevation. Modern three piece family bathroom suite comprising of; a panel bath with an electric shower over, counter top sink with storage under and a recessed w.c. Built in storage cupboard. Recessed ceiling down lighters. Extractor fan. Heated towel rail. Partially tiled walls. Electric heater. Tiled flooring.

## Stairs to the First Floor

## Bedroom One

10' x 13'1" (3.05m x 3.99m)  
UPVC double glazed window to the front elevation. Radiator. Built in eaves storage cupboards.

## En Suite

Velux roof light. Shower enclosure, wall mounted wash hand basin and a w.c. Partially renovated - materials available.

## Bedroom Two

18' x 10'10" (5.49m x 3.30m)  
UPVC double glazed window to the front elevation. Velux roof light. Radiator.

## Garage

Detached garage with power and lighting.

## Externally

To the front of the property is a block-paved driveway providing ample off-road parking and access to a detached garage. The attractive frontage is well maintained and offers excellent kerb appeal.

The rear garden is tiered and thoughtfully landscaped, featuring a paved patio area ideal for outdoor dining and entertaining, along with a lawned garden bordered by a variety of mature trees, shrubs, and seasonal planting. A substantial summerhouse with power provides a versatile space for a home office, hobby space, or additional entertaining area.

Enjoying a peaceful setting within the heart of Biddulph Moor, the property benefits from a semi-rural position with picturesque surroundings and countryside walks right on the doorstep.

## Additional Information

Freehold.

Council Tax Band C.

Total Floor Area: 1022 Square Foot / 95 Square Meters.

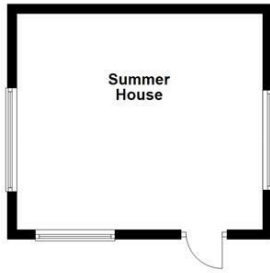
Heating - Solar Panels.

## Disclaimer

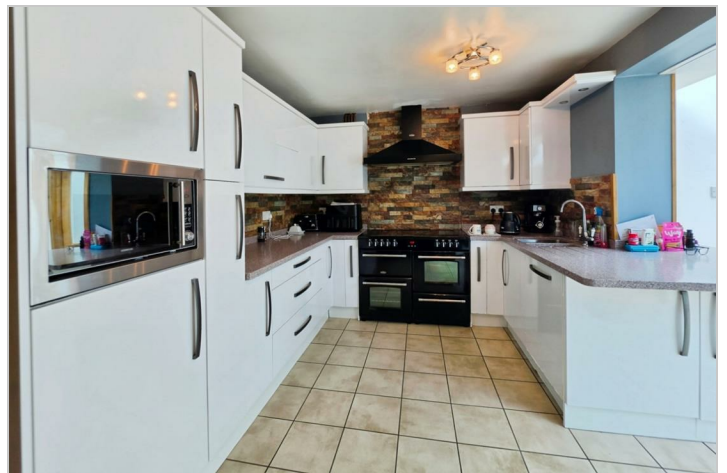
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Tel: 01782 470391

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	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](http://www.carters-estateagents.co.uk)**