



## 11 Humber Drive

Biddulph, ST8 7LW

**Price £250,000**



Here at Carters we are delighted to welcome to the market this beautifully positioned detached bungalow, nestled within a highly sought-after development in Biddulph. The property occupies an impressive corner plot with attractive gardens to the front, side, and rear, and is offered to the market with NO ONWARD CHAIN.

Step inside to discover a welcoming entrance hallway leading through to the spacious open-plan living and dining area — a light-filled and inviting space enhanced by a charming bow window, a fireplace with a coal-effect stove, and fitted cloak cupboard, creating the perfect setting for both relaxing and entertaining. The well-appointed kitchen enjoys a front-facing aspect and boasts quality solid wood cabinetry, generous worktop space, and ample storage, ideal for everyday convenience. To the rear of the property are two generously sized double bedrooms, both enjoying peaceful views over the beautifully maintained rear garden. Completing the accommodation is a stylish three-piece bathroom suite fitted with a shower over the bath.

Externally, the property continues to impress with mature gardens wrapping around the home, offering excellent outdoor space and a wonderful sense of privacy. A detached garage benefits from power, lighting, and its own alarm system, while the property itself is fully alarmed and additionally equipped with a panic alarm system, providing enhanced security and reassurance.

Further enhancing the appeal of this exceptional bungalow is a fully boarded loft space, offering substantial additional storage potential.

A fantastic opportunity to acquire a well-maintained and deceptively spacious bungalow in a desirable residential location.

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## Entrance Hallway

UPVC double glazed entrance door to the side elevation.

Built in storage cupboard housing the combi boiler. Radiator.

## Kitchen

8'8" x 10' (2.64m x 3.05m)

UPVC double glazed window to the front elevation.

Solid Oak fitted kitchen incorporating a range of wall, base and drawer units along with display cabinets. Laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Space for a gas cooker. Space for a fridge freezer. Space and plumbing for a washing machine. Space and plumbing for a dishwasher. Partially tiled walls. Radiator. Solid wood flooring.

## Living / Dining Room

11'6" x 22'5" (3.51m x 6.83m)

UPVC double glazed bow window to the front elevation.

Flavel gas coal effect fire with a marble hearth. Two radiators. Built in storage cupboard. TV point. Access to the fully boarded loft space.

## Bedroom One

10' x 13' (3.05m x 3.96m)

UPVC double glazed window to the rear elevation.

Radiator. TV point.

## Bedroom Two

8'1" x 13'5" (2.46m x 4.09m)

UPVC double glazed window to the rear elevation.

Fitted wardrobes. Radiator.

## Bathroom

UPVC double glazed frosted window to the side elevation.

Three piece bathroom suite comprising of; a panel bath with a shower over, pedestal wash hand basin and a low level w.c. Partially tiled walls. Fitted vanity over-mirror stainless steel lighting. Extractor fan. Radiator. Bamboo flooring.

## Garage

12' x 23' (3.66m x 7.01m)

Up and over garage door to the front elevation. Two UPVC double glazed windows to the side elevation.

Power and lighting. Alarm.

## Externally

Occupying a generous plot, this attractive property boasts beautifully maintained gardens to the front, rear, and side, offering excellent outdoor space for relaxing and entertaining alike.

To the front, a neatly lawned garden is framed by mature laurel hedge and complemented by a rockery and variety of established plants, creating an inviting first impression. A tarmac driveway provides ample off-road parking for two vehicles and leads through gates to the detached garage and rear garden.

The enclosed rear garden has been thoughtfully designed for low maintenance, featuring stone / slate gravel and decking area, perfect for relaxing or al fresco dining. In addition, a further lawned garden to the side enjoys

a high degree of privacy thanks to tall conifer borders.

An outside water supply tap is fitted for convenience.

The plot shape and size allows for further opportunity to extend or add additional rooms or space subject to relevant permissions and regulations.

## Additional Information

Freehold. Council Tax Band C.

Total Floor Area: 710 Square Foot / 66 Square Meters.

Alarm system which is annually serviced. Panic alarm installed.

## Disclaimer

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Ground Floor



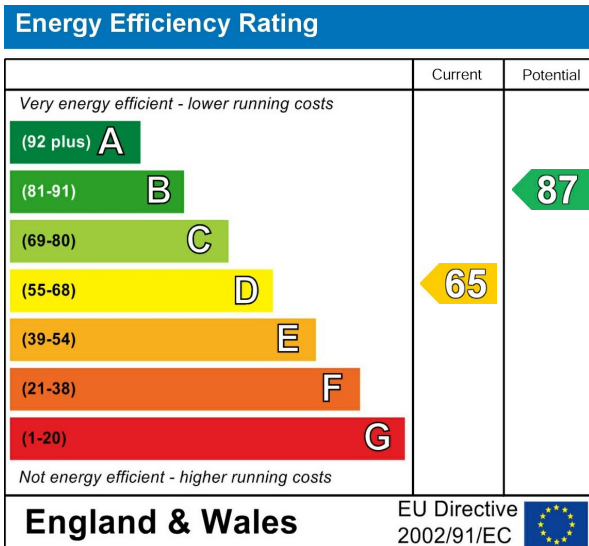
## Road Map



## 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.

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