



Valrosa Wraggs Lane

Biddulph Moor, ST8 7LX

Offers over £375,000



Situated in the highly desirable semi-rural village of Biddulph Moor, this exceptional detached residence combines generous proportions, charming character features, and exciting future potential, creating an ideal family home in an idyllic setting.

Accessed via a gated driveway with ample off-road parking for multiple vehicles, the property boasts attractive kerb appeal and beautifully landscaped frontage.

Inside, a welcoming entrance hallway leads to a spacious dining room overlooking the private rear garden, complete with a striking stone fireplace that creates a warm and elegant atmosphere. At the heart of the home is an impressive open-plan kitchen and living area, designed for both practicality and comfort, featuring a charming multi-fuel stove and ample space for family living and entertaining.

Further ground floor accommodation includes a porch area, separate utility room, downstairs WC, and an impressive 24ft integral garage.

To the first floor are two substantial king-size bedrooms, a generous third bedroom, and a well-appointed family bathroom. From the landing, access is provided to a large loft space offering excellent potential for conversion into additional bedrooms or further living accommodation, subject to the necessary consents.

Externally, the beautifully private rear garden is mainly laid to lawn and complemented by a greenhouse, providing a peaceful outdoor retreat.

Offering versatile accommodation, generous living space, and outstanding scope for enhancement, this distinguished home presents a rare opportunity to acquire a substantial property in one of the area's most sought-after locations. Early viewing is advised.

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Entrance Hallway

Hardwood stained glass entrance door to the front elevation. Radiator. Stairs to the first floor.

Cloaks

UPVC double glazed window to the side elevation.

Dining Room

12'2" x 11'10" (3.71m x 3.61m)

UPVC double glazed windows to the rear and side elevations. Coving to the ceiling. Radiator. Electric fire with a stone surround.

Living Room

16'3" x 11'9" (4.95m x 3.58m)

Two UPVC double glazed windows to the rear elevation and one to the side elevation. Coving to the ceiling. Radiator. Multifuel stove burner with a slate tiled hearth.

Kitchen

8'9" x 9'2" (2.67m x 2.79m)

UPVC double glazed window to the front and side elevation. Solid wood fitted kitchen incorporating a range of wall, base and drawer units. Composite resin one

and a half bowl sink with a mixer tap and a drainer. Space for an electric oven. Space and plumbing for a dishwasher. Partially tiled walls. Radiator. Tiled flooring.

Pantry

Hardwood single glazed window to the side elevation. Power and lighting. Space for a fridge freezer. Tiled flooring.

Porch

UPVC double glazed entrance door to the front elevation. UPVC double glazed entrance door to the rear elevation leading to the garden. Original tiled flooring. Power and lighting.

Utility

5'1" x 3'10" (1.55m x 1.17m)

Wall and base units with laminate work surfaces. Stainless steel sink with a mixer tap and a drainer. Space and plumbing for a washing machine. Outside tap. Original tiled flooring.

W.C

UPVC double glazed

window to the front elevation.

Mid level w.c. Original tiled flooring.

Stairs and Landing

UPVC double glazed window to the front elevation. Access to the loft which offers the possibility of conversion subject to the necessary consents and planning. Fitted ladder.

Bedroom One

16'2" x 12' (4.93m x 3.66m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Two

12'3" x 12' (3.73m x 3.66m)

UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three

6'11" x 8' (2.11m x 2.44m)

UPVC double glazed window to the side elevation. Radiator.

Bathroom

7'9" x 6'10" (2.36m x 2.08m)

UPVC double glazed window to the side elevation. Pedestal wash hand

basin. Mid level w.c. Electric shower. Built in storage cabinet. Fully tiled walls. Radiator. Vinyl flooring.

Garage

24' x 12'1" (7.32m x 3.68m)

Garage door to the front elevation. UPVC double glazed windows to the side and rear elevations. Eaves storage. Power and lighting.

Externally

At the front of the property, a gated tarmac driveway provides ample off-road parking for up to five vehicles. Beyond a historic stone wall is a generous lawned garden, beautifully enhanced by a variety of mature plants, trees, shrubs, and rose bushes, all contributing to the property's attractive kerb appeal.

To the rear, the property enjoys a private garden, predominantly laid to lawn and featuring a newly installed greenhouse. An external water tap adds further practicality and convenience.

Additional Information

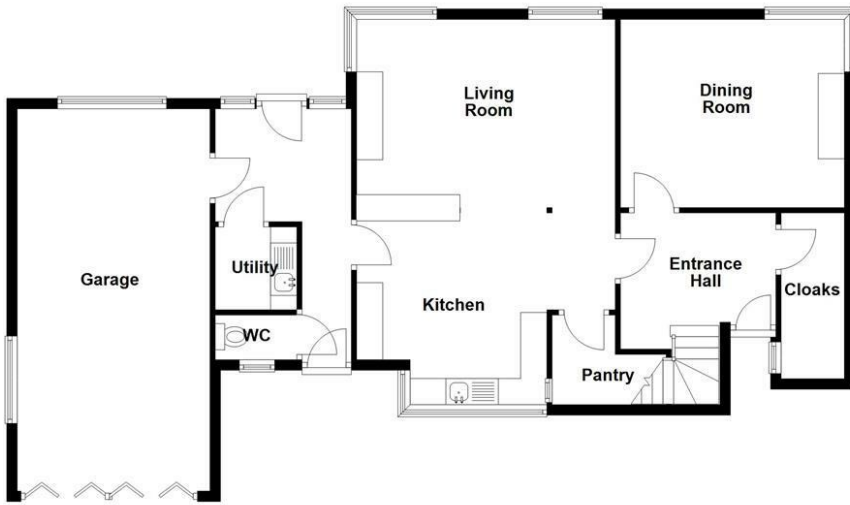
Freehold. Council Tax Band D. Total Floor Area: TBC.

Disclaimer

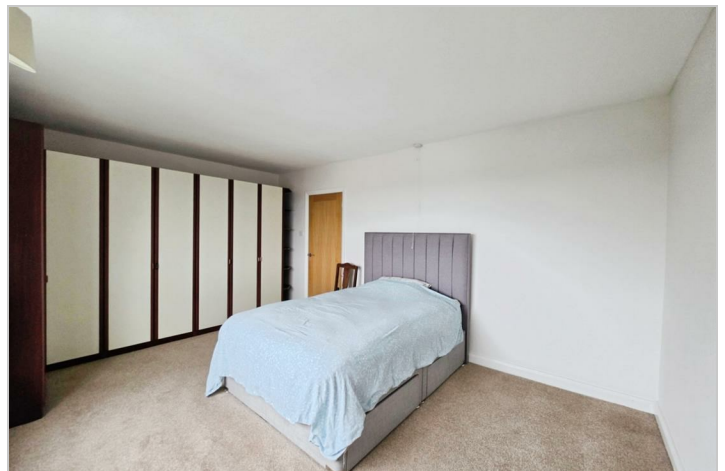
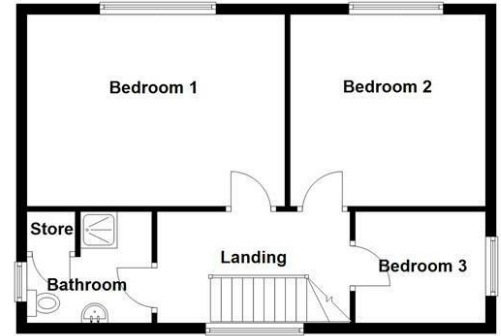
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Tel: 01782 470391

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) 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.

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