



## 2A Smithy Lane

Biddulph, ST8 7ET



### Offers in excess of £325,000

Carters are pleased to present this exceptional four-bedroom detached family residence, finished to a superior standard throughout. Occupying a desirable non-estate position on the outskirts of Biddulph town centre, the property is set well back from the road, enjoying both privacy and strong kerb appeal.

Accessed via an entrance porch incorporating a practical utility area, the accommodation is thoughtfully arranged for modern family living. The impressive open-plan dining kitchen forms the heart of the home, featuring high-quality fitted units, premium quartz work surfaces and integrated appliances. The elegant lounge, accessed from the kitchen, provides a refined reception space centred around a multi-fuel stove. A well-appointed guest cloakroom completes the ground floor.

To the first floor are four generously proportioned bedrooms, including a principal suite with contemporary en-suite shower room. A stylish family bathroom, fitted with both bath and separate shower enclosure, serves the remaining bedrooms.

The property benefits from full PVCu double glazing and a modern gas-fired central heating system.

Externally, an integral garage and ample driveway parking are complemented by an enclosed rear garden enjoying an exceptional degree of privacy, creating a peaceful and secluded outdoor setting.

Conveniently located close to Biddulph Grange Garden and open countryside, yet within easy reach of Congleton and major transport links, this property represents an outstanding opportunity to acquire a high-specification home in a sought-after position.

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## Entrance Hallway / Utility Space

UPVC double glazed french doors to the rear elevation leading to the garden. Solid Oak internal door leading to the garage.

Exposed brick feature walls. Solid Oak shelving and cloaks hooks. Recessed ceiling down lighters. Wall and base units with solid wood butcher block work surfaces. Space and plumbing for a washing machine. Space for a tumble dryer. Panel radiator. Tiled flooring.

## Dining Kitchen

15'4" x 10'8" (4.67m x 3.25m)

UPVC double glazed french doors to the rear elevation leading to the garden. UPVC double glazed windows to the rear elevation.

Bespoke Magnet fitted shaker style kitchen with a range of wall, base and drawer units incorporating corner swivel storage shelves, spice rack and wine rack. Quartz work surfaces and upstands. Inset stainless steel sink with a hose mixer tap. Built in electric oven. Built in five ring gas hob with a stainless steel extractor hood over. Integrated dishwasher. Integrated Microwave. Integrated fridge freezer. Integrated waste bin. Panel radiator. Pendant lighting over the dining space. Recessed ceiling down lighters. Access to the stairs having bespoke storage including a full length cloak store and a shoe storage rack. Tiled flooring.

## Living Room

15' x 10'8" (4.57m x 3.25m)

UPVC double glazed window to the front elevation. Composite double glazed entrance door to the front

elevation.

Multi fuel stove burner with a solid oak railway sleeper mantle and a brick surround. Bespoke made solid Oak shelving. Recessed ceiling down lighters. Panel radiator. Tiled flooring.

## W.C

Bespoke fitted storage units and shelving. Vanity basin unit with storage under. Recessed w.c. Recessed ceiling down lighters. Extractor fan. Heated towel rail. Tiled flooring.

## Stairs and Landing

UPVC double glazed window to the side elevation.

Access to the loft which is fully boarded, has a ladder and lighting and power.

## Bedroom One

15'1" x 9'1" (4.60m x 2.77m)

Velux roof light.

Exposed beams to the ceiling. Recessed ceiling down lighters. Panel radiator. Karndean flooring.

## En Suite

UPVC double glazed window to the rear elevation.

Shower cubicle with a wall mounted power shower. Counter top sink with storage under. Recessed w.c. Italian Porcelain tiles. Recessed ceiling down lighters. Extractor fan. Heated towel rail. Tiled flooring.

## Bedroom Two

10'9" x 8'8" (3.28m x 2.64m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Three

10'8" x 9'3" (3.25m x 2.82m)

UPVC double glazed window to the front elevation.

Radiator.

## Bedroom Four

10'9" x 5'9" (3.28m x 1.75m)

UPVC double glazed window to the front elevation.

Radiator.

## Family Bathroom

UPVC double glazed window to the rear elevation.

Fitted four piece bathroom suite comprising of, shower enclosure with a power shower over, panel bath and a double vanity basin unit.

Recessed ceiling down lighters. Extractor fan. Italian porcelain tiled flooring. Heated towel rail. Tiled flooring.

## Garage

16' x 9'1" (4.88m x 2.77m)

Up and over garage door to the front elevation.

Stainless steel sink. Wall and base units. Power and lighting.

## Externally

To the front of the property is an exceptionally generous gravel driveway, providing ample off-road parking for multiple vehicles.

To the side, gated access leads through to the rear garden, which is predominantly laid to lawn and enjoys a high degree of privacy, bordered by a historic stone wall and mature, tall conifer trees.

Additional features include a timber log store and garden shed (available

by separate negotiation), an outside tap, a double external power socket, and outdoor lighting.

## Additional Information

Freehold.

Council Tax Band D.

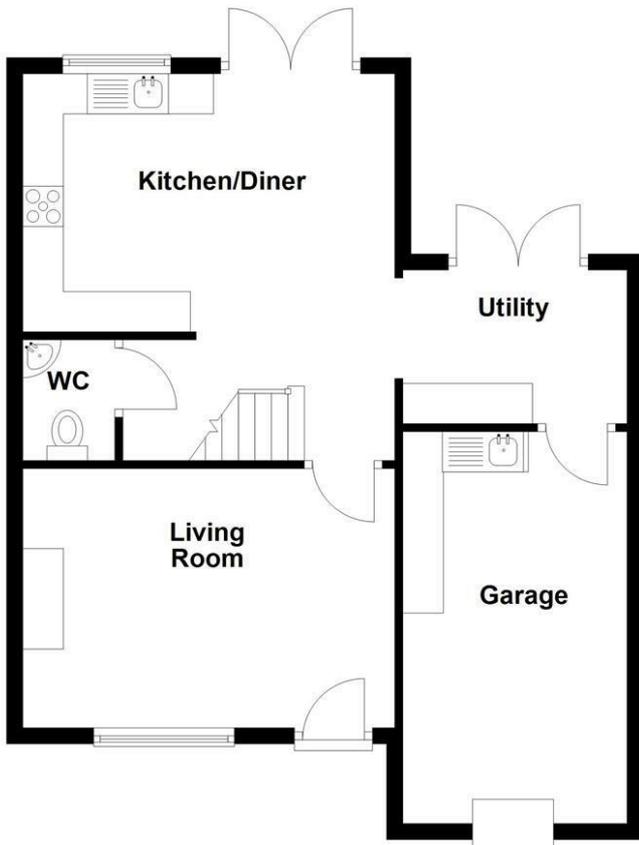
Total Floor Area: 101 Square Meters / 1087 Square Foot.

## Disclaimer

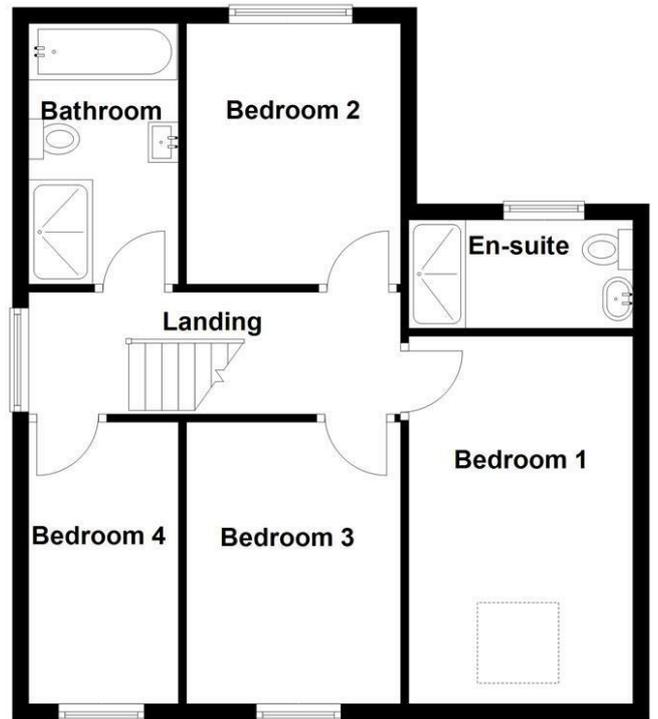
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Ground Floor



First Floor



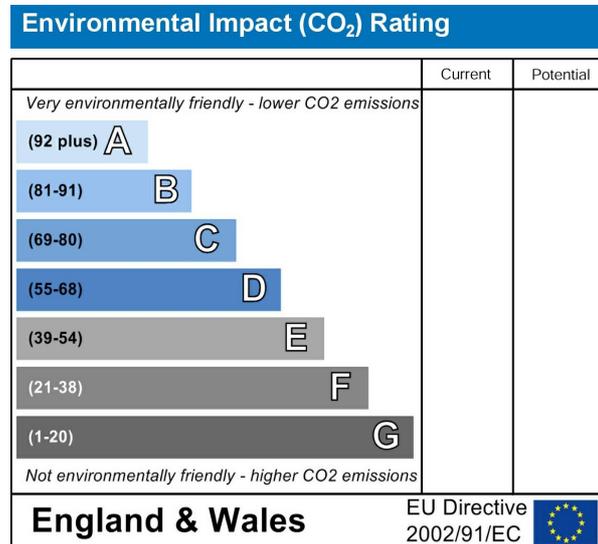
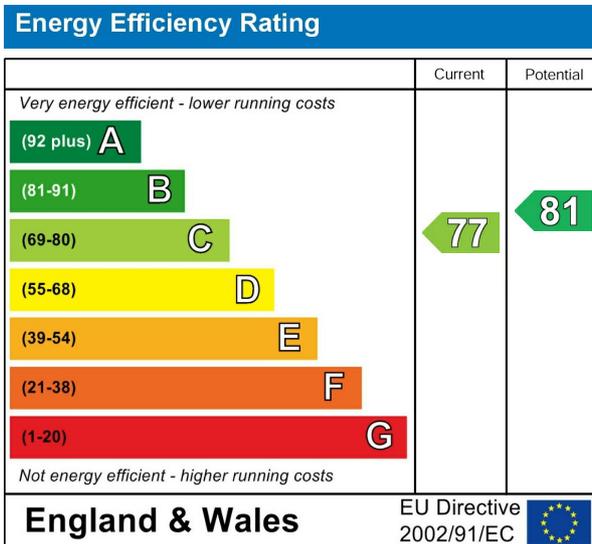
## Road Map



## 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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