CARTERS
ESTATE AGENTS

1 Pennine Way

Biddulph, ST8 7EH

Price £395,000

3 2 3 D

An Exceptional Extended Dormer Bungalow Finished to an Impeccable Standard

Carters are delighted to present to the market this outstanding and substantially extended dormer bungalow, finished to an exceptional standard throughout and offering generously proportioned accommodation ideally suited to modern family living. Upon entering the property, you are welcomed by an elegant entrance hallway which provides access to a charming snug, featuring a bay window to the front elevation and a feature gas fireplace, creating a warm and inviting atmosphere. To the rear, a magnificent living room boasts a vaulted ceiling, Velux roof lights, and contemporary bifold doors opening seamlessly onto the rear garden, flooding the space with natural light.
The property further benefits from a stylish dining room which flows effortlessly into a bespoke, high-quality fitted kitchen, thoughtfully designed with both functionality and aesthetics in mind.
The ground floor hosts two well-proportioned double bedrooms, alongside a recently installed, luxurious three-piece bathroom suite finished to a high specification. In addition, there is a versatile office area, from which a staircase rises to the first floor. Occupying the upper level is an impressive principal suite, set within a beautifully converted roof space. This serene retreat features Velux roof lighting, fitted wardrobes, and a contemporary en suite shower room.

Externally, the property continues to impress. Set on a generous plot, it offers extensive off-road parking for multiple vehicles (up to six), a garage with an electric roller door, and well-maintained, private gardens to the front, rear, and side, providing ideal spaces for both relaxation and entertaining.

1 Pennine Way

Biddulph, ST8 7EH

Price £395,000

Entrance Hallway

UPVC double glazed entrance door to the front elevation.
Feature wall mouldings. Dado rail. Radiator. Laminate flooring.

Living Room

16'6" x 14'10" (5.03m x 4.52m)
Two Velux roof lights. Powder coated aluminum double glazed bi-fold doors to the rear elevation. UPVC double glazed windows to the front and side elevations. Vaulted ceiling. Recessed ceiling down-lighters. TV point. Karndean flooring.

Snug

14'8" x 10'11" (4.47m x 3.33m)
UPVC double glazed bay window to the front elevation.
Feature wall mouldings. Feature wall lighting. Coving to the ceiling. Dado rail. Gas fire with a bespoke surround and LED lighting. Laminate flooring.

Dining Room

8'11" x 10'10" (2.72m x 3.30m)
UPVC double glazed window to the side elevation.
Coving to the ceiling. Dado rail. Two radiators. Laminate flooring.

Kitchen

9'8" x 14' (2.95m x 4.27m)
UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation. Internal door leading to the attached garage.
Bespoke fitted kitchen by Princess kitchens having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink with a mixer tap and a drainer. Built in electric double oven. Built in five ring gas hob with a built in extractor over. American style fridge freezer. Recessed ceiling down lighters. Coving to the ceiling. Radiator. Tiled flooring.

Bedroom Two

10'11" x 11' (3.33m x 3.35m)
UPVC double glazed bay window to the front elevation.
Coving to the ceiling. Fitted wardrobes and dresser. Feature vanity lighting. Radiator.

Bedroom Three

9'10" x 10'10 (3.00m x 3.30m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Radiator.

Family Bathroom

7'9" x 7'7" (2.36m x 2.31m)
UPVC double glazed window to the rear elevation.
Recently installed three piece bathroom suite comprising of; a p shaped panel bath with a shower over and a hand held shower, vanity basin unit with storage under and a mid level w.c. Aqua paneling to the walls. Wall mounted mirror with feature lighting over. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Tiled flooring.

Office Area

10'10" x 6'10" (3.30m x 2.08m)
Stairs leading to the master suite. Double doors leading to the living room.
Coving to the ceiling. Recessed ceiling down lighters. Radiator. Laminate flooring.

Bedroom One

12'11" x 21'3" (3.94m x 6.48m)
UPVC double glazed window to the rear elevation. Velux roof light.
Recessed ceiling down lighters. Ceiling fan light. Built in wardrobes. Two eaves storage cupboards. Radiator. TV aerial point. Stairs to the ground floor.

En Suite

5'11" x 8'7" (1.80m x 2.62m)
UPVC double glazed window to the rear elevation.
Three piece fitted suite comprising of; a corner shower enclosure, counter top sink with storage under and a low level w.c. Aqua paneling. Built in storage cupboard with lighting. LED vanity mirror. Chrome heated towel rail. Recessed ceiling down lighters. Extractor fan. Tiled vinyl flooring.

Garage

22'6" x 8'1" (6.86m x 2.46m)
Electric roller door to the front elevation. UPVC double glazed entrance door to the side elevation. UPVC double glazed window to the side elevation.
Power and lighting. Plumbing for a washing machine.

Externally

Front driveway provides off-road parking for up to four vehicles, leading to secure side access gates with additional parking for two further vehicles. The front garden features a raised flower bed with a variety of seasonal plants, shrubs and trees.

To the side is a lawned garden bordered by mature conifer trees offering excellent privacy, with external lighting and a double outdoor power socket.

The rear garden comprises a paved patio area ideal for outdoor seating, along with raised flower borders planted with seasonal shrubs and plants. Additional features include a greenhouse and a summerhouse with power and lighting, plus a further double outdoor power socket and external lighting.

Additional Information

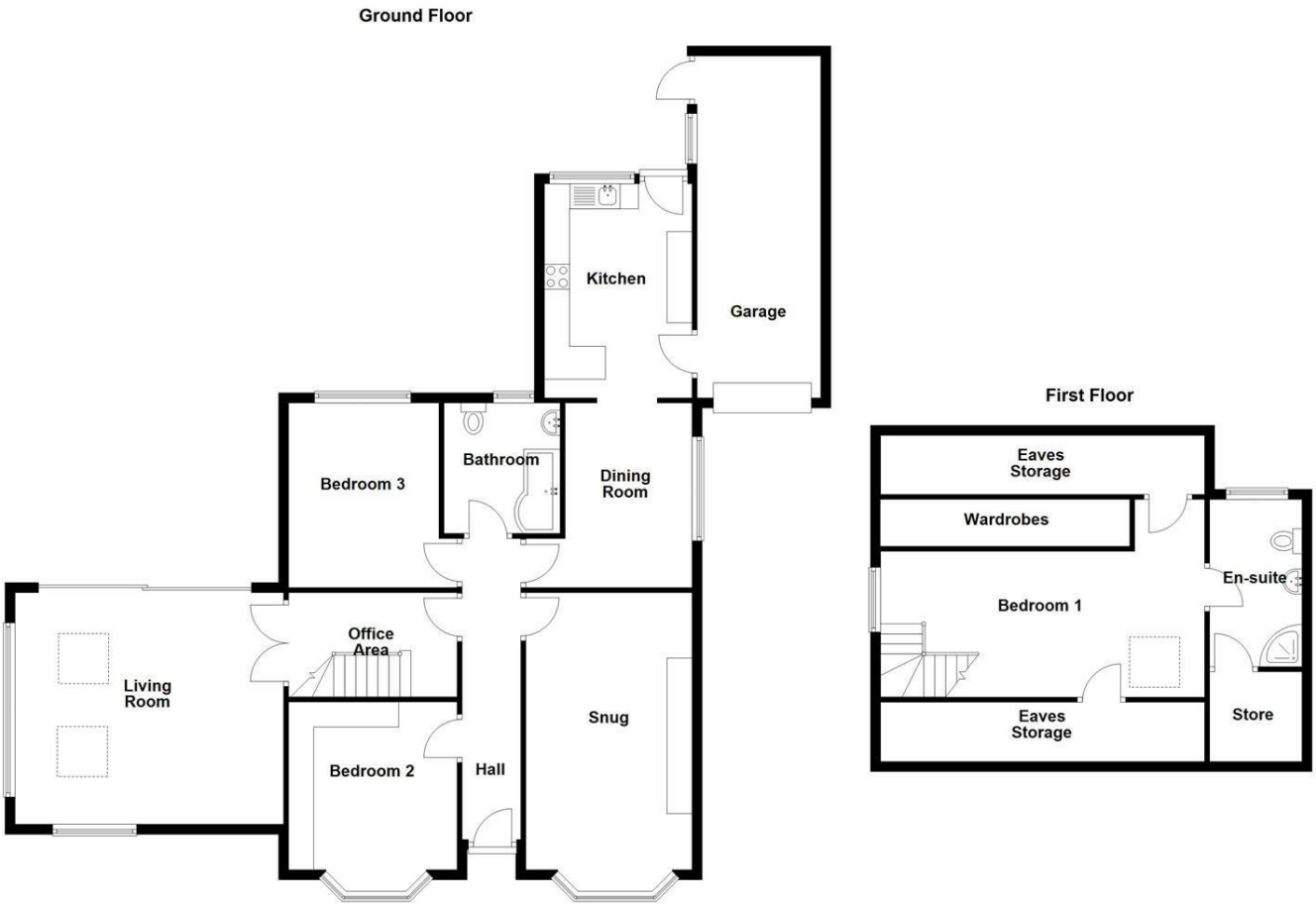
Freehold. Council Tax Band C.

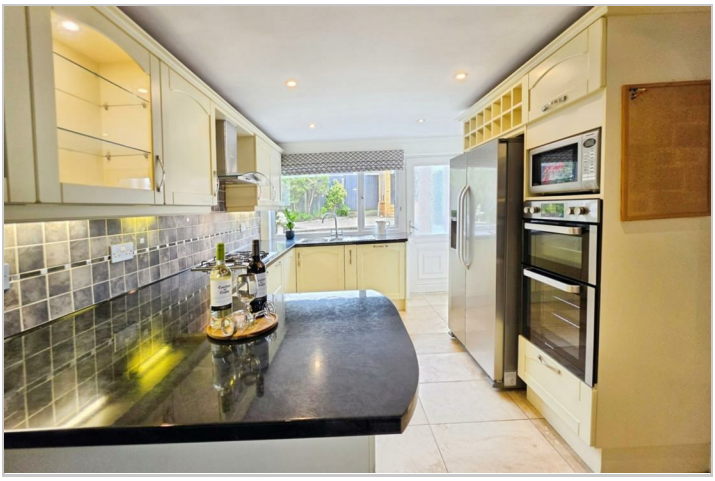
Total Floor Area: TBC.

Disclaimer

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.

Tel: 01782 470391

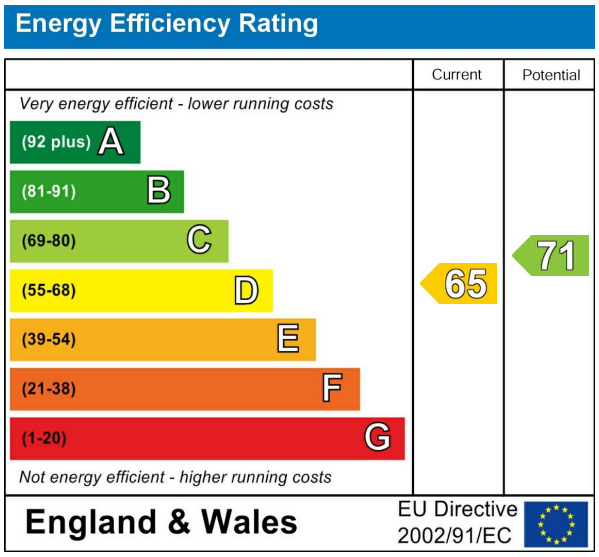

Ground Floor
Kitchen
Garage
Bathroom
Bedroom 3
Dining Room
Office Area
Living Room
Snug
Bedroom 2
Hall
First Floor
Eaves Storage
Wardrobes
En-suite
Bedroom 1
Eaves Storage
Store

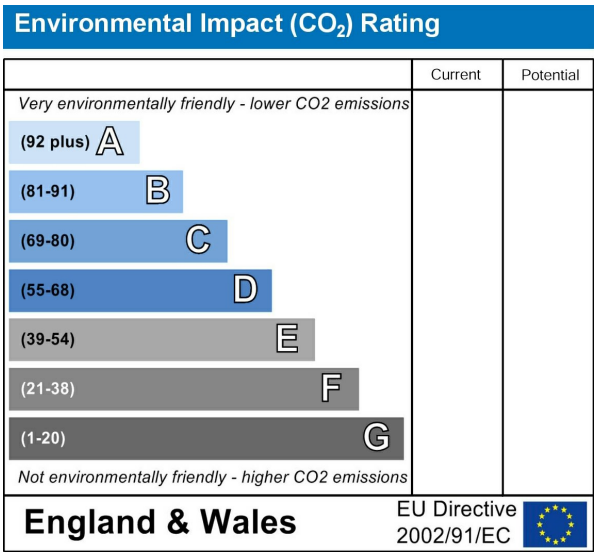


Road Map

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.

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 firms 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