CARTERS
ESTATE AGENTS



31A Woodhouse Lane

Biddulph, ST8 7DR

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Offers in excess of £365,000

Here at Carters, we are delighted to welcome to the market this beautifully presented three-bedroom detached home, offering a fantastic opportunity for families. Ideally positioned within close proximity to reputable local schools and picturesque countryside walks, this impressive property combines modern living with a convenient location.

To the front, a block-paved driveway provides ample off-road parking for multiple vehicles and is accessed via secure gates.

Upon entering the property, you are welcomed into a stunning open-plan kitchen/dining room, thoughtfully designed with a range of fully integrated appliances, a central island and elegant quartz work surfaces. A separate utility room/WC provides additional practicality.

The spacious open-plan living/dining room offers an excellent space for both relaxing and entertaining, with French doors opening directly onto the beautifully landscaped, south-facing rear garden.

Upstairs, the property boasts three generously sized double bedrooms, including a master bedroom with its own en-suite shower room, together with a stylish four-piece family bathroom suite.

Outside, the south-facing rear garden has been attractively landscaped and features a lawn, two patio areas ideal for outdoor dining and entertaining, and a timber storage shed.

A superb family home presented to a high standard throughout. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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Entrance Hallway
UPVC double glazed entrance door to the side elevation.
Coving to the ceiling. Recessed ceiling down lighters. Stairs to the first floor. Radiator. Tiled flooring.

Living / Dining Room
11'7" x 18'11" (3.53m x 5.77m)
UPVC double glazed French doors to the rear elevation.
Coving to the ceiling. Wall mounted electric fire. Feature wall lighting. Radiator. Newly fitted luxurious carpet.

Kitchen Area
9'3" x 12'1" (2.82m x 3.68m)
UPVC double glazed entrance door to the front elevation. UPVC double glazed window to the front elevation with fitted shutter blinds.
Stunning bespoke fitted shaker style kitchen incorporating a range of wall, base and drawer units. Quartz work surfaces, upstands and splash back. Inset ceramic sink with a mixer tap. Built in electric oven. Built in four ring gas hob with an extractor hood over. Integrated fridge and freezer. Integrated dishwasher. Integrated microwave. Recessed ceiling down lighters. Coving to the ceiling. Tiled flooring.

Dining Area
8'7" x 9'10" (2.62m x 3.00m)
UPVC double glazed window to the front elevation with fitted shutter blinds.
Coving to the ceiling. Recessed ceiling down lighters. Island with storage under and a quartz work surface. Radiator. Tiled flooring.

Ground Floor Cloakroom / W.C
UPVC double glazed window to the side elevation.
Mid level w.c. and a vanity basin unit with storage under and a tiled splash back. Recessed ceiling down lighters. Radiator. Tiled flooring.

Utility Room
12'9" x 5'6" (3.89m x 1.68m)
Fitted base and drawer units and a laminate work surface. Space and plumbing for a washing machine. Space for a tumble dryer.

Stairs and Landing
UPVC double glazed window to the side elevation.
Coving to the ceiling. Recessed ceiling down lighters. Access to the loft space.

Bedroom One
14'1" x 8'11" (4.29m x 2.72m)
UPVC double glazed window to the rear elevation.
Coving to the ceiling. Recessed ceiling down lighters. Built in double wardrobes. TV point. Radiator. Carpet.

En Suite
UPVC double glazed window to the side elevation.
Three piece suite comprising of; a shower enclosure, wall mounted wash hand basin and a low level w.c. Coving to the ceiling. Partially tiled walls. Recessed ceiling down lighters. Extractor fan. Chrome heated towel rail. Vinyl flooring.

Bedroom Two
9'3" x 10'5" (2.82m x 3.18m)
UPVC double glazed window to the front elevation with fitted shutter blinds.
Coving to the ceiling. Recessed ceiling down lighters. TV point. Radiator. Carpet.

Bedroom Three
9'3" x 10'5" (2.82m x 3.18m)
UPVC double glazed window to the front elevation with fitted shutter blinds.
Coving to the ceiling. Recessed ceiling down lighters. TV point. Radiator. Carpet.

Bathroom
UPVC double glazed window to the side elevation.
Four piece white family bathroom suite comprising of; a panel bath, a shower enclosure with an electric shower, vanity basin unit with storage under and a mid level w.c. Coving to the ceiling. Recessed ceiling down lighters. Extractor fan. Partially tiled walls. Chrome heated towel rail. Vinyl flooring.

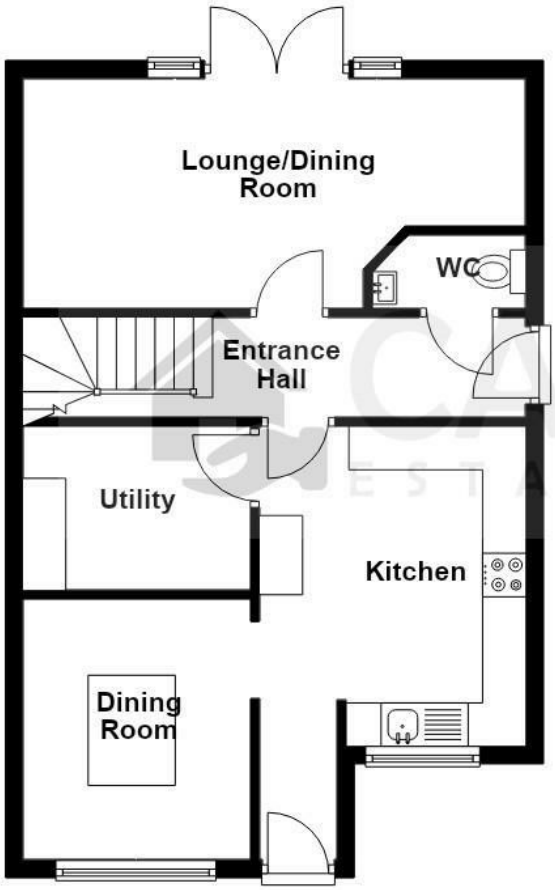
Externally
The property is approached via secure composite gates, opening onto a generous block-paved driveway providing ample off-road parking for several vehicles. Gated side access leads through to the rear garden, with an outside tap also conveniently located externally.

To the rear, the property enjoys a desirable south-facing garden, predominantly laid to lawn and complemented by a block-paved patio and additional paved seating area, ideal for outdoor dining and entertaining. A timber garden shed provides useful storage, while an external power socket offers added convenience.

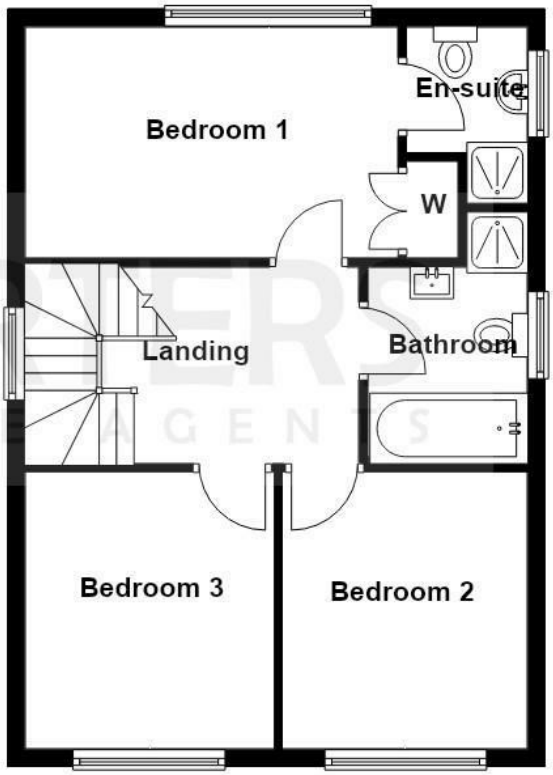
Additional Information
Freehold. Council Tax Band C. Total Floor Area: TBC.

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.

Ground Floor



First Floor











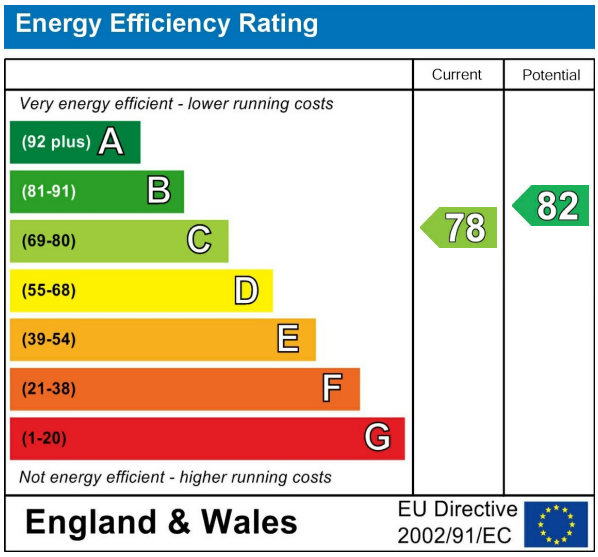
Road Map

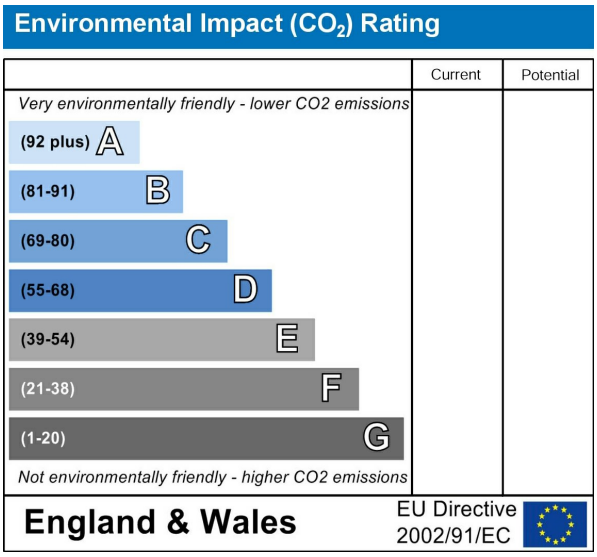


Hybrid Map



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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