



37 Woodside Avenue

Brown Edge, ST6 8RX

Price £349,950



Here at Carters we are delighted to present this exquisite detached bungalow, occupying a commanding elevated plot and offering a rare combination of space, privacy, and refined living. Set within meticulously landscaped gardens that extend to the rear and sides, this property provides a serene and elegant setting, ideal for discerning buyers seeking a distinguished home.

The property is approached via a tarmac driveway, providing off-road parking for up to five vehicles, and leading to a substantial detached garage. The gardens, predominantly laid to lawn, are complemented by a generous decking area, paved patio, and a curated selection of shrubs and plants, offering an exceptional environment for outdoor entertaining or tranquil relaxation, all with breathtaking far-reaching views.

Upon entering, you are greeted by a generous living and dining area, featuring a striking gas fireplace framed by a solid oak beam mantle and a quarry-tiled hearth, exuding warmth and character. The formal dining room presents versatility and could readily serve as an additional bedroom. A conservatory provides panoramic views of the landscaped gardens, bringing the outdoors into the heart of the home.

The contemporary Magnet-fitted kitchen is thoughtfully appointed with abundant storage and fully integrated appliances, combining functionality with style. The property further comprises two double bedrooms and a sophisticated shower room finished to an exacting standard.

This exceptional residence represents a rare opportunity to acquire a distinguished home of this calibre. Properties of this nature, offering both generous living accommodation and extensive landscaped grounds, are seldom available. Early viewing is strongly recommended to fully appreciate the quality and setting of this outstanding home.

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Entrance Porch

UPVC double glazed entrance door to the front elevation. Coving to the ceiling.

Living / Dining Room

12'6" x 13'11" (3.81m x 4.24m)
UPVC double glazed box bay window to the front elevation. UPVC double glazed window to the side elevation. Gas fire having a solid oak beam mantle and a Quarry tiled hearth. Coving to the ceiling. Feature archway leading to the dining space having attractive feature corbels. Feature wall lights. Two radiators. TV aerial point.

Kitchen

15'2" x 8'10" (4.62m x 2.69m)
UPVC double glazed entrance door to the rear elevation. UPVC double glazed window to the rear elevation. Magnet fitted kitchen having a range of wall, base and drawer units. Laminate work surfaces. Stainless steel one and a half bowl sink having a mixer tap and a drainer. Built in electric double oven. Built in four ring induction hob. Built in extractor hood. Freestanding washing machine. Integrated dishwasher. TV aerial point and wall mounted TV. Recessed ceiling down lighters. Radiator. Tiled flooring.

Conservatory

10'7" x 15' (3.23m x 4.57m)
UPVC double glazed french

doors to the rear elevation leading to the garden. UPVC double glazed windows to the side and rear elevations. Ceiling fan light.

Dining Room / Bedroom Two

10'10" x 10'4" (3.30m x 3.15m)
UPVC double glazed sliding doors to the rear elevation allowing access to the conservatory. Coving to the ceiling. Radiator.

Inner Hallway

Access to the loft which is partially boarded and has a ladder and lighting. Airing cupboard. Feature archway having attractive corbels. Radiator.

Bedroom One

12'2" x 11' (3.71m x 3.35m)
UPVC double glazed sliding doors to the side elevation enjoying far reaching views. Fitted wardrobes, dresser and drawer units. Coving to the ceiling. Ceiling fan light. TV aerial point. Radiator.

Bedroom Two / Three

10'5" x 10'6" (3.18m x 3.20m)
UPVC double glazed window to the side elevation. Coving to the ceiling. TV aerial point. Radiator.

Shower Room

UPVC double glazed window to the side elevation. Three piece modern fitted suite comprising of; a corner shower cubicle, countertop wash hand

basin with fitted storage under and a recessed w.c. Recessed ceiling down lighters. Partially tiled walls. Chrome heated towel rail. Tiled flooring.

Garage

16'7" x 9' (5.05m x 2.74m)
Electric roller door to the front elevation. UPVC double glazed window to the side elevation. Entrance door to the side elevation. Power and lighting.

Externally

Set on a substantial elevated plot, this property boasts massive, beautifully landscaped gardens that extend to the rear and sides. The front features a tarmac driveway with off-road parking for up to five vehicles, leading to a detached garage. The gardens are mainly laid to lawn and include a generous decking area, a paved patio, and a wide variety of shrubs and plants, offering ample space for outdoor living and entertaining. Additional conveniences include a shed and an outside tap, all set within grounds that provide stunning, far-reaching views.

Additional Information

Freehold.

Council Tax Band D.

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 advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391

Ground 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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