



11 Zurich Avenue, Biddulph, Stoke-On-Trent, ST8 7FA

£265,000

- SHOW HOME STANDARD FOUR-BEDROOM FAMILY HOME
- SPACIOUS THREE-STOREY ACCOMMODATION
- LANDSCAPED REAR GARDEN
- BEDROOM FAMILY HOME
- IMPRESSIVE DINING KITCHEN
- IMMACULATELY PRESENTED THROUGHOUT
- DETACHED GARAGE & DRIVEWAY

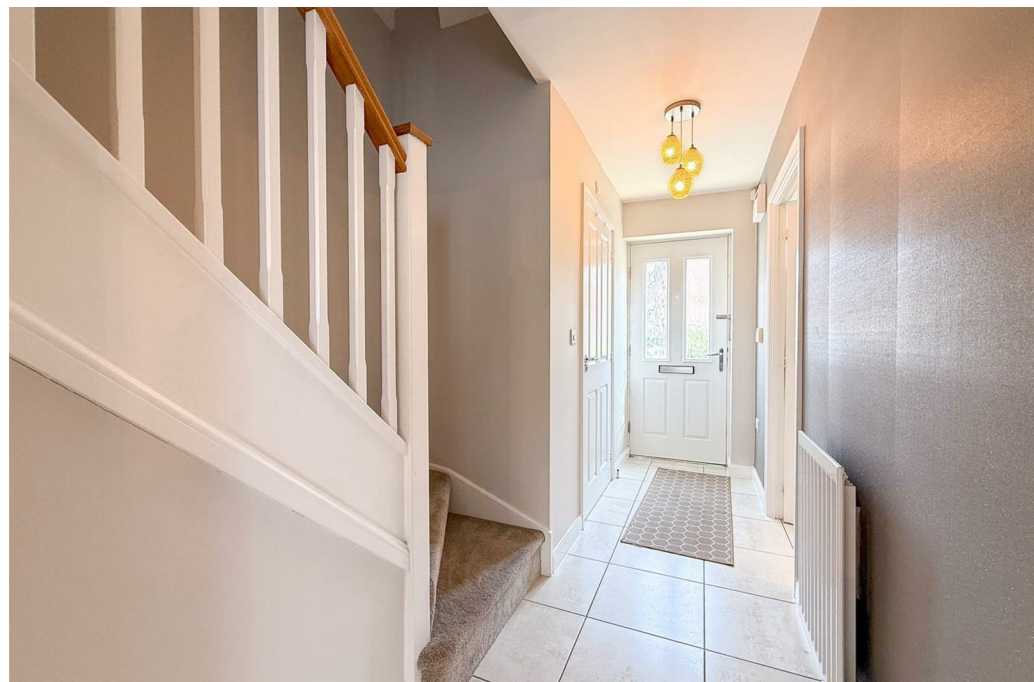
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Presented to an exceptional show home standard, this impressive four-bedroom modern town house offers deceptively spacious and beautifully appointed accommodation arranged over three floors, together with a detached garage, off-road parking and an attractive landscaped rear garden.

Constructed in 2017 and immaculately maintained by the present owners, the property represents a superb turnkey opportunity for buyers looking for modern accommodation with no immediate work required. Adding further appeal, the property is offered for sale with no upward chain.



Council Tax Band: C



The well-planned accommodation is ideally suited to modern family life. An entrance hall provides access to a generous ground-floor WC before opening into the impressive dining kitchen, fitted with a comprehensive range of contemporary cream units and an excellent selection of integrated appliances. There is ample space for family dining, making this a practical and sociable everyday living space.

To the rear is a separate, generously proportioned lounge, providing an inviting environment for relaxing and entertaining. French doors open directly onto the paved patio and rear garden, creating a natural connection between the internal and external living spaces during the warmer months.

The first floor provides three bedrooms, including a particularly generous second bedroom, together with the modern family bathroom. The entire second floor is dedicated to the principal bedroom suite, creating an excellent degree of privacy and incorporating fitted wardrobe storage, a feature bay window and its own spacious en-suite shower room.

Externally, the rear garden has been attractively landscaped for ease of maintenance, with a paved patio providing space for outdoor seating and entertaining together with a lawned garden. The garden is fully enclosed and benefits from gated side access.

A detached garage and driveway are positioned to the side of the property, providing valuable off-road parking and additional storage.

Zurich Avenue is conveniently positioned for the wide range of amenities available within Biddulph, including shops, supermarkets, restaurants and leisure facilities, together with nearby schools and excellent access to surrounding towns and countryside.

An excellent opportunity for families, professional couples or those simply looking for the convenience of a beautifully maintained modern home, this is a property where buyers can quite literally move in, unpack and enjoy.

Entrance Hall

Composite entrance door, tiled flooring, radiator and staircase rising to the first-floor accommodation.

Ground Floor WC

6'2" x 2'10"

Fitted with a low-level WC and pedestal wash hand basin. UPVC double-glazed window to the front aspect.

Dining Kitchen

11'11" x 8'9"

A well-appointed family dining kitchen fitted with a range of modern cream wall and base units complemented by work surfaces incorporating a stainless-steel sink and drainer with mixer tap. Integrated double oven, separate five-ring gas hob with stainless-steel extractor over, integrated fridge freezer, dishwasher and washing machine. Cupboard concealing the gas-fired central heating boiler, recessed LED lighting and tiled flooring. UPVC double-glazed window to the front aspect and space for dining.

Lounge

11'11" x 15'8"

A generously proportioned reception room with UPVC double-glazed window overlooking the rear garden, radiator and useful storage cupboard. French doors provide direct access onto the rear patio and garden.

First Floor Landing

Staircase rising to the second floor and radiator.

Bedroom Two

11'11" x 8'9"

A generous double bedroom with UPVC double-glazed window to the front aspect and radiator. The wardrobes and king-size bed are included within the sale.

Bedroom Three

11'11" x 8'10"

Double bedroom with UPVC double-glazed window overlooking the rear aspect and radiator.

Bedroom Four

6'9" x 6'8"

UPVC double-glazed window to the rear aspect and radiator. Ideal as a fourth bedroom, nursery or home office.

Family Bathroom

Fitted with a modern white suite comprising panelled bath with centrally positioned mixer shower tap, low-level WC and pedestal wash hand basin. Half-tiled walls, tiled flooring, recessed lighting and chrome heated towel radiator.

Second Floor Landing

Providing access to the principal bedroom suite.

Principal Bedroom

11'4" plus window recess x 12'6"

Occupying the second floor and creating an impressive private principal suite, with built-in wardrobe storage, feature UPVC double-glazed bay window to the front aspect and radiator. Access to the en-suite shower room.

En-suite Shower Room

4'11" x 8'11"

Fitted with an enclosed shower with mains-connected shower, low-level WC and wash hand basin. Part-tiled walls, tiled flooring, recessed lighting, extractor fan, shaver socket and obscure UPVC double-glazed window to the rear aspect.

Detached Garage & Parking

17'11" x 9'1"

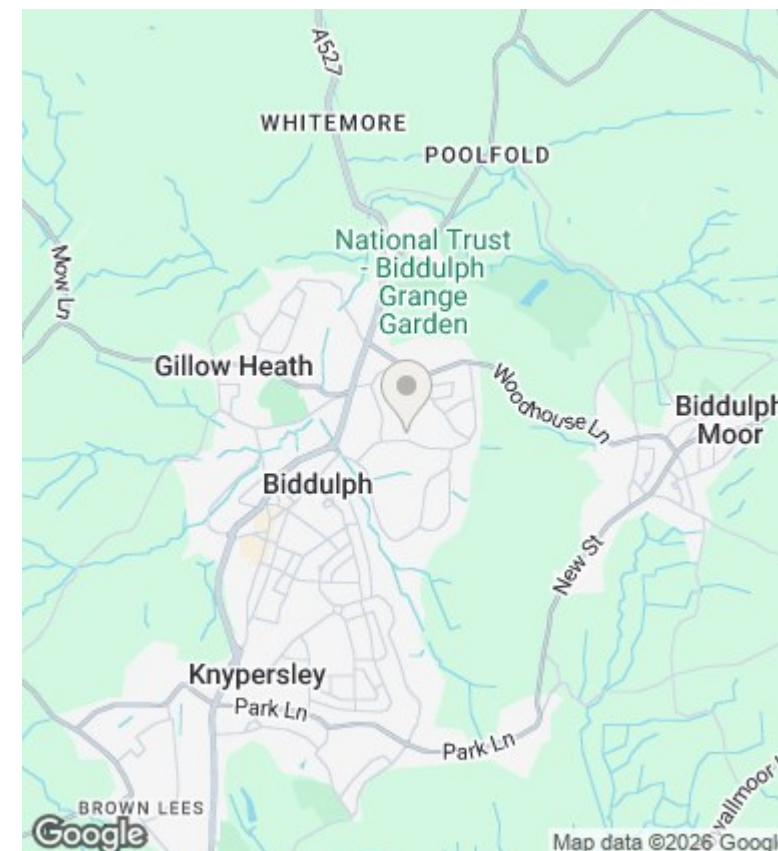
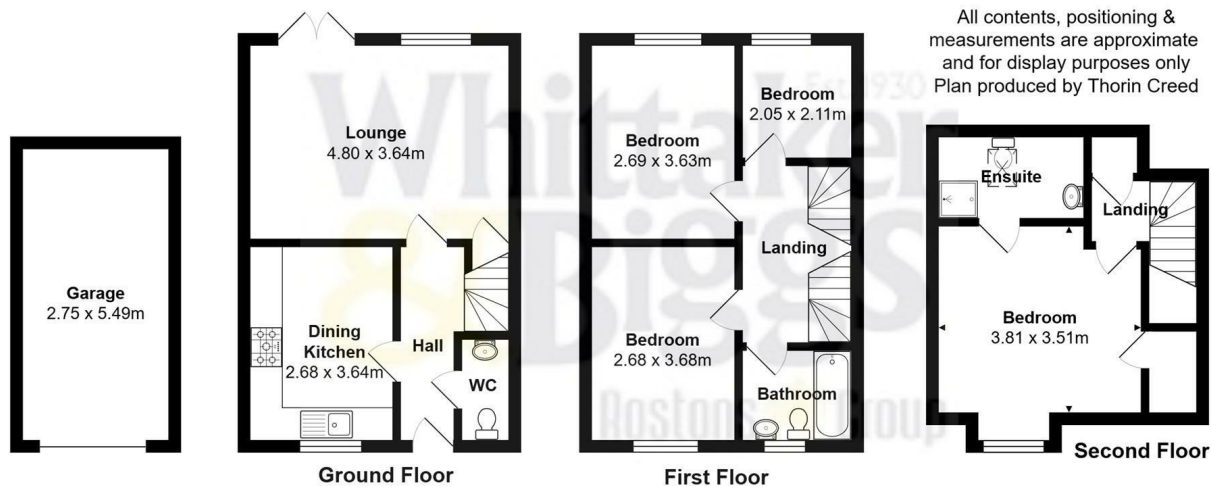
The detached garage is positioned to the side of the property, with driveway parking immediately in front.

Rear Garden

The fully enclosed rear garden has been attractively landscaped to provide an enjoyable yet manageable outside space. A paved patio immediately adjoining the property provides an ideal area for outdoor dining and entertaining, with a lawned garden beyond. Timber fenced boundaries provide enclosure, together with gated side access leading to the driveway and detached garage.







Directions

Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		