



## The Wheelwright Smithy Lane, Biddulph, Stoke-On-Trent, ST8 7ET

Offers In The Region Of £340,000

- Individually Designed Detached Home
- Spacious Dining Kitchen
- Additional Sitting Room/ Potential Fourth Bedroom
- Three/Four Bedrooms
- Impressive Reception Hallway
- Wraparound Gardens
- Two Excellent Sized Reception Rooms
- Feature Galleried Landing
- Extensive Driveway

# The Wheelwright Smithy Lane, Stoke-On-Trent ST8 7ET

This property certainly knows how to make an entrance.

From the moment you step through the door, you are greeted by an impressive reception hallway, beautifully enhanced by a striking galleried landing above, creating an immediate sense of scale, character and individuality that sets the tone for the accommodation throughout.



Council Tax Band: E



This individually designed detached home offers three/four bedrooms, two reception rooms, a spacious dining kitchen, and remarkably versatile accommodation of an exceptional size, all occupying a generous non-estate plot in a highly regarded location on Smithy Lane, just off Congleton Road.

The layout has been designed with both family living and flexibility in mind. The ground floor offers a substantial principal lounge, perfect for everyday living and entertaining, together with a further reception room accessed via double doors from the hallway, complete with patio doors opening onto the garden, creating a wonderful flow between the inside and outside space.

In addition, there is a further sitting room, which could equally lend itself to use as a ground floor fourth bedroom, offering excellent adaptability for a range of buyers and lifestyles.

The dining kitchen is another standout feature of the home, providing an excellent family-sized space with plenty of room for dining and day-to-day living, whilst the ground floor bathroom is particularly generous in size and further reflects the impressive proportions found throughout the property.

To the first floor, the accommodation continues to impress with three well proportioned bedrooms and a shower room, with the main bedroom enjoying the added benefit of a walk-in wardrobe.

Externally, the property enjoys wraparound gardens, which are a fantastic asset to the home and provide an abundance of outdoor space. There is also a vegetable plot, water feature pond, and excellent scope for gardening, entertaining or simply enjoying the privacy and space on offer.

To complete the package, the property benefits from a fantastic sized driveway providing extensive off-road parking, together with a double garage.

Situated in a sought-after and well-established non-estate location, the property is ideally placed for access to local schools including Woodhouse Academy and Oxhey.

First School, as well as Biddulph town centre, Congleton, and excellent commuter routes.

Offered to the market with no upward chain, this is a rare opportunity at this price point to acquire a detached home of such size, individuality and flexibility.

Viewing is highly recommended to fully appreciate all that this spacious and distinctive home has to offer.

### **Reception Hallway**

20'0" x 11'8" extending to 15'7"

An exceptional sized reception hallway having a galleried landing to the first floor with open staircase. Continuous laminate flooring, UPVC front entrance door with etched stained glass motifs & obscured glazed side panels. Radiator. Vaulted ceiling having skylight to roof. Double opening part glazed doors through to dining room.

### **Dining Room**

14'1" x 9'3"

Having continuous laminate flooring, UPVC double glazed sliding patio doors giving access onto the rear gardens. Radiator.

### **Dining Kitchen**

16'8" x 13'9"

Having range of white wall mounted cupboard and base units with contrasting work surface over incorporating a composite one and a half bowl sink unit with mixer tap over. Space for fridge freezer, plumbing for washing machine and tumble dryer, wall mounted boiler, gas hob with separate electric combination oven and grill, extractor fan, part tiled walls, UPVC double glazed window to the rear aspect. Half glazed side entrance door and tiled floor defined dining area for table and chairs.

### **Lounge**

15'6" x 16'8"

Having a double glazed window to the front aspect, radiator, continuous laminate flooring. Wall light points, feature fireplace with polished tiled inset and hearth with gas fire.

### **Ground Floor Bedroom/ Lounge**

13'0" x 15'6"

Having a UPVC double glazed window to the front aspect overlooking the front gardens, radiator. Laminate flooring, fireplace with feature ornate surround, tiled inset set upon a tiled hearth, Radiator.

### **Bathroom**

9'4" x 13'0"

Sizeable bathroom having corner set panelled bath, pedestal wash hand basin and low-level WC. Part tiled walls, radiator, UPVC double glazed obscured window to the rear aspect.

### **First Floor Balcony Landing**

17'0" x 5'7"

Having gallery overview to the reception hallway.

Continuous laminate flooring.

### **Bedroom One**

15'7" x 11'6"

Having a UPVC double glazed window to the front aspect, radiator. Walk-in wardrobe with hanging rail.

### **Bedroom Two**

13'0" x 17'5"

Having dual aspect UPVC windows to the front and rear with the rear having partial views on the horizon. Radiator, storages to eaves.

### **Bathroom**

14'2" x 5'2"

Having an enclosed shower cubicle with thermostatically controlled shower, pedestal wash hand basin and low-level WC. Part tiled walls, radiator, storage to eaves.

### **Bedroom Three**

14'3" reducing to 11'6" x 10'0"

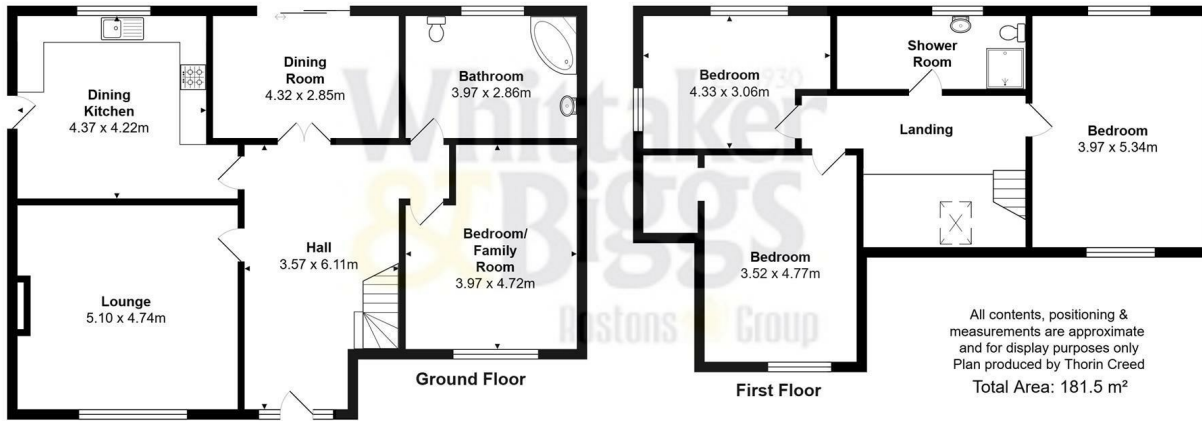
Having dual aspect UPVC double glazed windows to the rear inside aspect, radiator, storage to eaves.

### **Externally**

The property is set within good sized grounds having wraparound gardens comprising of lawned gardens, side vegetable garden and a low maintenance paved rear garden. The front garden is laid to lawn stocked with a range of seasonal plants and has a feature pond. To the side of the property there is a driveway leading to a double garage accessed from the roadside by double timber gates for security. The driveway provides parking for several vehicles, including space for a caravan motorhome.







## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	