



## 25 Grangefields, Biddulph, ST8 7SA

£380,000

- Four Bed Detached
- Double Width Driveway
- Enclosed Rear Garden
- Open Plan Lounge And Dining Area
- Integral Garage
- Nestles Close To Biddulph Grange
- Modern Kitchen And Bathroom
- Ground Floor Toilet

# 25 Grangefields, Biddulph ST8 7SA

**\*\*REDUCED BY £10,000\*\* MOTIVATED VENDORS\*\*** Nestled close to the breathtaking National Trust Biddulph Grange and Biddulph Grange Gardens, Grangefield is a home that combines flexible family living with an enviable location. With its double width driveway, integral garage and beautifully kept front garden, the property immediately sets the tone for the lifestyle on offer here as well as potential to extend with planning permission already granted for a wrap around extension.



Council Tax Band: D



Stepping inside, the welcoming hallway with its parquet flooring creates an elegant first impression, leading through to the heart of the home. The generous open plan lounge and dining room enjoy natural light from a bay window to the front, side as well as sliding patio doors to the rear, this wonderful space flows seamlessly into the garden, perfect for relaxed family living or entertaining in style. The kitchen enjoys views across the garden and is designed with practicality in mind, linking through to a vestibule and the garage beyond. One of the real strengths of this property is its versatility. Alongside the three well appointed bedrooms on the first floor, the ground floor also features an additional room which could serve as a fourth bedroom, guest suite or even be adapted to create separate annex style accommodation, ideal for multi-generational living or hosting overnight guests. A modern family bathroom and convenient ground floor cloakroom complete the accommodation. The gardens are a true highlight, offering a private retreat framed by mature borders, fruit trees and a charming feature pond. A dedicated vegetable patch will appeal to those with green fingers, while the brick-built barbecue with its integrated seating area creates a fabulous setting for summer dining and outdoor gatherings. Grangefield is more than just a house, it's a home that adapts to your lifestyle, offering space, flexibility and a setting that places you moments from some of Staffordshire's most celebrated countryside as well as a cost pub & restaurant.

#### **Entrance Porch**

Having UPVC double glazed windows and double doors with decorative stained glass motif. Grey laminate floor.

#### **Entrance Hall**

Having timber glazed front door with matching side panels, parquet flooring, radiator, stairs off to 1st floor landing. Under stairs store cupboard and additional separate store cupboard.

#### **Kitchen**

9'6" x 10'2"

Having a range of wall mounted cupboard and base with fitted worksurface over incorporating a double sink unit with stainless steel drainer and mixer tap over. Space for a gas cooker, UPVC double glazed window to the rear aspect overlooking the garden herringbone style tile flooring, radiator, glazed serving hatch through two dining room.

#### **Vestibule**

Vestibule having space for fridge freezer also giving access into the garage.

#### **Tandem Garage**

17'7" x 10'9"

Having a metal up and over door, UPVC double glazed windows obscured glass to the side aspect. Defined utility area having fitted worksurface with plumbing for washing machine, space for dryer and plumbing for dishwasher. Electric light and power.

#### **Rear Vestibule**

Giving access to the rear gardens via the UPVC double glazed side entrance door.

#### **Ground Floor Toilet**

Having a low level WC countertop wash hand basin, tiled walls and floor, UPVC double glazed window obscured to the rear aspect.

#### **Ground Floor Playroom/Bedroom**

14'7" x 7'4" extending 10'3"

Having fitted base units with worksurface over providing storage, UPVC double glaze window to the rear aspect overlooking the gardens, vinyl flooring.

#### **Open Plan Lounge Diner**

26'1" maximum into window x 10'8", extending to 10

Lounge area having a double glazed leaded bow shaped window to the front aspect, radiator, parquet flooring. Coving to ceiling continuing through to the adjoining defined dining area having an extended UPVC double glaze walk-in bay window to the side aspect with obscured glaze panelling. Further UPVC double glazed sliding patio doors giving access out onto the rear patio and gardens.

#### **First Floor Landing**

Having access to bedrooms, cupboard housing gas central heating boiler. UPVC double glazed window to the side aspect.

#### **Family Bathroom**

8'3" x 5'3"

Having a shower bath with fixed glazed shower screen and twin shower over having a fixed rainfall effect showerhead with separate detachable shower. Built in bathroom cabinetry having a WC with concealed system with worksurface over and countertop wash hand basin with storage below. Fully tiled walls with contrasting tiling, LED recess lighting and extractor fan to

ceiling, UPVC double glazed obscured window to the rear aspect. graphite black heated towel radiator.

### **Bedroom One**

13'10" x 10'9"

Having a range of quality fitted wardrobes with matching dressing table and matching mirror, matching drawers and bedside tables. UPVC double glaze window to the front aspect, radiator, access to loft space.

### **Bedroom Two**

10'6" x 9'10" plus doorway

Having laminate flooring, UPVC double glazed window to the rear aspect, radiator.

### **Bedroom Three**

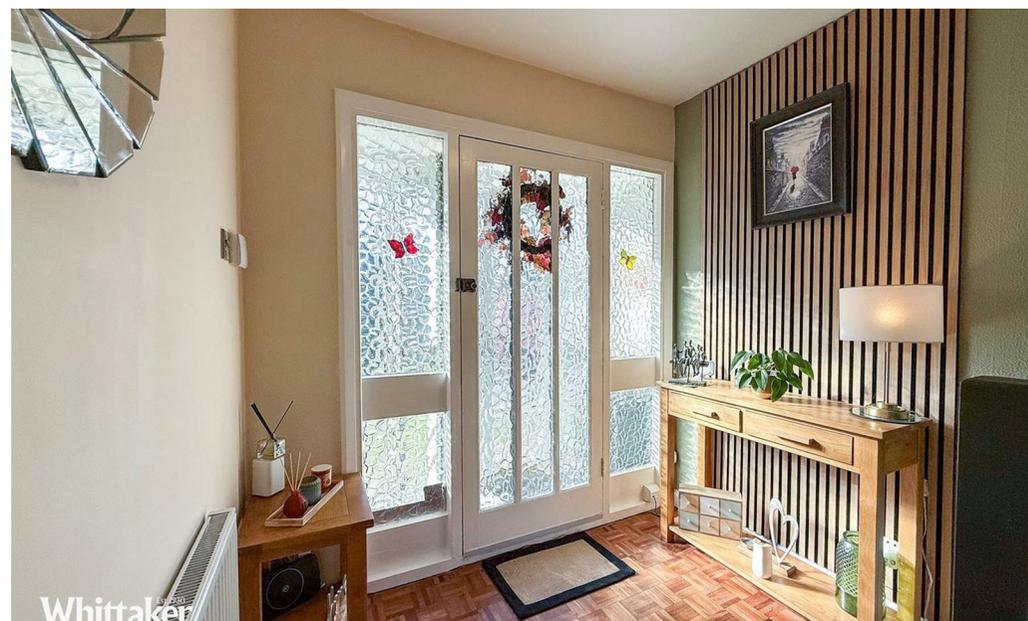
7'0" x 7'4"

Having a UPVC double glazed window to the front aspect, radiator, laminate flooring.

### **Externally**

Rear garden fully enclosed with feature stock ed borders having an assortment of plants shrubs and rose bushes. Pear tree, Apple Tree & Cherry. Feature pond. Defined vegetable garden, brick built barbecue with incorporating picnic table providing an ideal outdoor alfresco eating area adjoining paved patio to the perimeter of the property also adjoining the lawn gardens. Gated access to driveway.

The property is approached from the roadside onto a double width driveway allowing ample off-road parking in addition to the integral garage. Driveway extending to the side of the property having gated access to the rear garden. Attractive lawn front garden with hedging and shrubs to the perimeter.





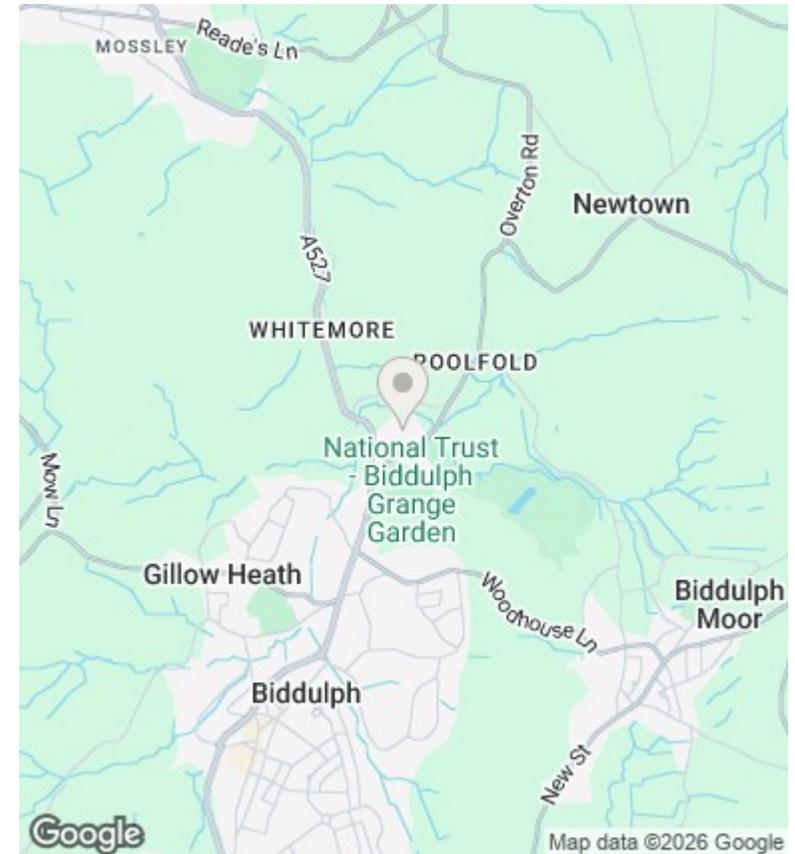
## Directions

## Viewings

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

## Council Tax Band

D



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