Whittaker & Biggs Est. 1930
Rostons Group

2 Hambleton Place, Knypersley, Stoke-On-Trent, Staffordshire, ST8

Asking Price £266,000

- **New Price ** Extended Three-Bed Detached Home
- Three Bedrooms Including Two Doubles
- Elevated Plot Within A Cul-De-Sac
- No Upward Chain
- Two Reception Rooms Plus Dining Kitchen And Separate Study
- Modern Refurbished Bathroom
- Garden To The Front And Rear Garden Enjoying A Good Degree Of Privacy
- Potential To Extend The Dining Kitchen
- Suitable For Families
- Ample Off-Road Parking And Detached Garage

34 High Street, Biddulph, Staffordshire, ST8 6AP 01782 522117
biddulph@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

2 Hambleton Place, Stoke-On-Trent ST8 6SG

REDUCED TO £266,000 An extended detached family home having two reception rooms plus dining kitchen and separate study.

This spacious home has been extended to the rear to create an additional rear lounge in addition to the original lounge diner.

3 1 2 D

Council Tax Band: C

An extended detached family home having two reception rooms plus dining kitchen and separate study.

This spacious home has been extended to the rear to create an additional rear lounge in addition to the original lounge diner.

The rear lounge has an engineered wood floor as well as UPVC double glazed patio doors with full length glazed panels allowing views over the rear garden. There is also a useful study which is perfect for those needing to create an office space.

This property also has lots of potential to open up the extended dining kitchen through into the original lounge diner to create an open plan living kitchen, without the need to further extend.

To the first floor, there is a modern refurbished bathroom complete with an over bath thermostatically controlled shower. Additionally there are three bedrooms including two doubles.

The property stands proud upon a slightly elevated plot within a small cul-de-sac, on the fringe of this popular development which is also close to local Knypersley first school as well as having nearby access to Biddulph Valley walkway.

There is gas central heating and UPVC double glazing.

Externally there are gardens to the front and rear aspect with the rear garden enjoying a good degree of privacy. The side driveway provides ample off-road parking in addition to the detached garage.

Offered for sale with no upward chain, viewing is advised to appreciate the potential of this fantastic sized family home.

Entrance Hall

Having UPVC double glazed front entrance door with a full-length glazed obscured side. Radiator, and stairs off to first floor landing. - Size : -

Open Lounge

21'3" x 13'11"

Having a UPVC double glazed window to the front aspect, radiator, and defined dining area.

- Size : - 21' 3" x 13' 11" (6.48m x 4.25m reducing to 2.66

Rear Lounge

13'5" x 8'11"

Having engineered wood flooring, UPVC double glazed patio doors with full length glazed panelling and matching side panel giving access to views over the rear garden. Radiator. Door to study

- Size : - 13' 5" x 8' 11" (4.08m x 2.73m)

Study

8'11" x 5'7" Maximum measuremen

UPVC window to the front.

- Size : - 8' 11" x 5' 7" (2.71m x 1.7m) Maximum measuremen

Extended Open Plan Dining Kitchen

19'4" x 8'0"

Extended open plan, dining kitchen, having a defined dining space with UPVC double glazed window to the side aspect, radiator. Built in store cupboard.

Kitchen area having a range of shaker style wall mounted cupboards and base units with worksurface incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap. Integral ceramic hob with chimney style extractor fan. Integral electric combination oven and grill. Plumbing for washing machine, space for tumble dryer. UPVC double glazed window to the rear and door to the side aspect. continuous grey wood wash effect laminate flooring.

- Size : - 19' 4" x 8' 0" (5.9m x 2.45m reducing to 2.37m)

First Floor Landing

Having UPVC double glazed window to the side aspect, access to loft space. Airing cupboard, housing Glowworm gas fired central heating boiler with linen shelving. - Size : -

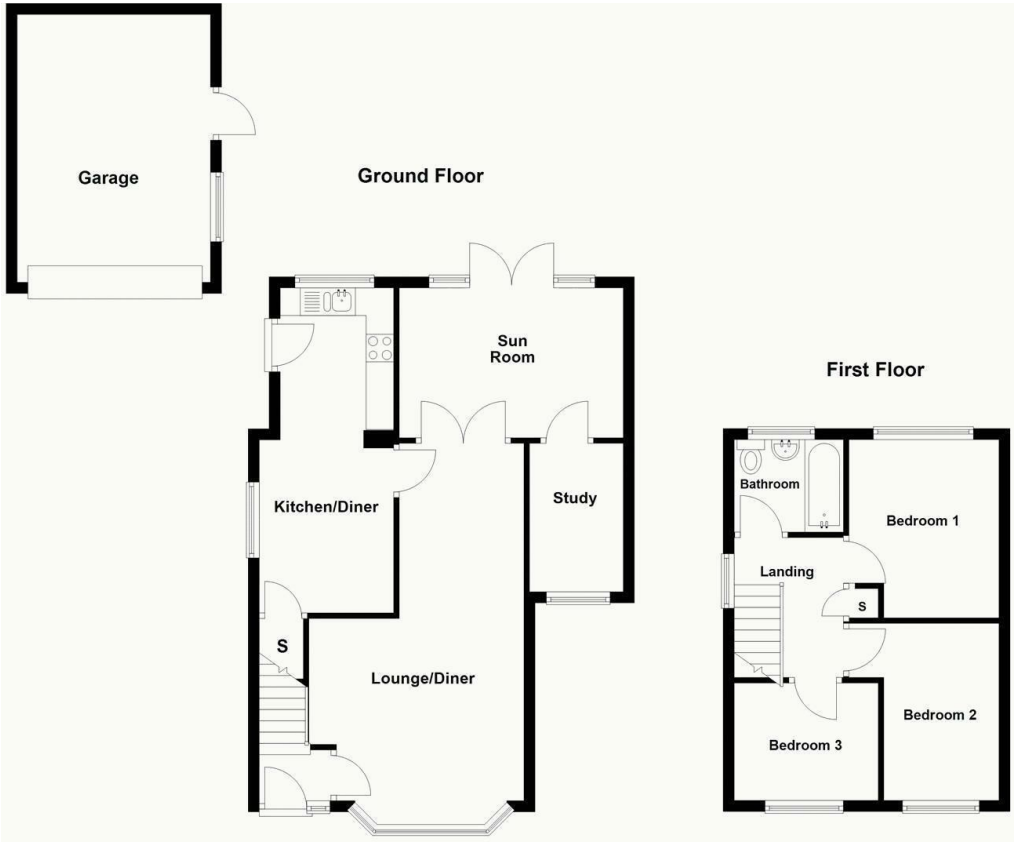
Bedroom One
8'6" x 10'1"
Having UPVC double glazed window to the front aspect. Radiator. - Size : - 8' 6" x 10' 1" (2.59m x 3.08m)

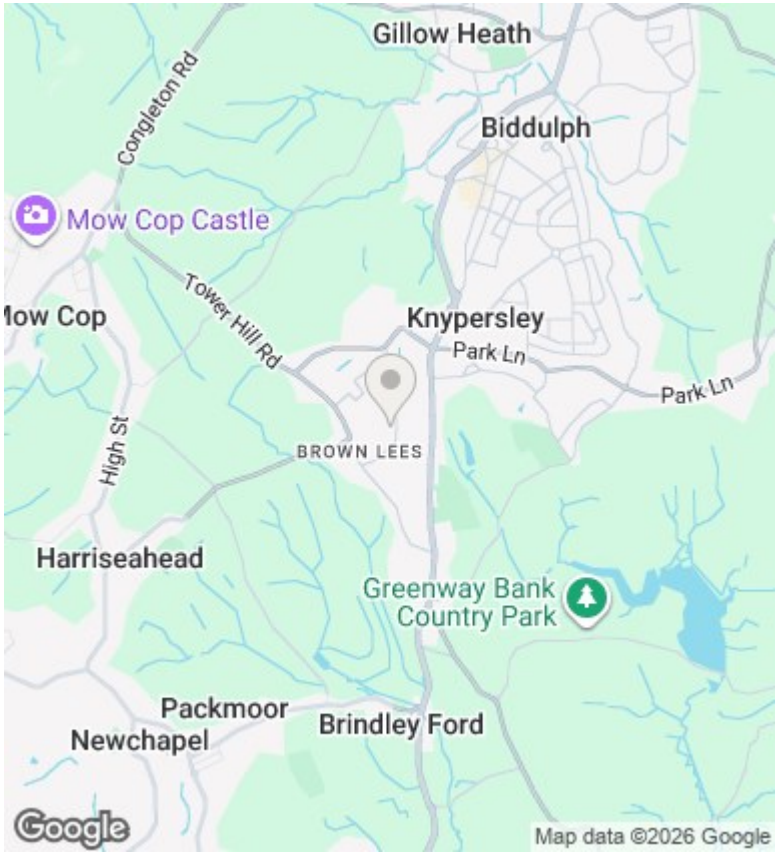
Bedroom Two
10'6" x 11'0"
Having UPVC double glazed window to the rear aspect overlooking the gardens. Radiator. - Size : - 10' 6" x 11' 0" (3.2m x 3.35m)

Bedroom Three
7'1" x 8'8"
Having a UPVC double glazed window to the front aspect, radiator. - Size : - 7' 1" x 8' 8" (2.15m x 2.63m)

Family Bathroom
5'6" x 6'6"
Having a modern suite comprising of panelled bath with thermostatically controlled shower with fixed glazed shower screen, WC, wash hand basin. Part tiled walls, UPVC double glazed obscured window to the rear aspect, chrome heated towel radiator. - Size : - 5' 6" x 6' 6" (1.67m x 1.99m)

Externally
The property has gardens to the front and rear predominantly laid to lawn with feature borders. Side driveway providing off-road parking in addition to detached garage with metal over door. - Size : -





Directions

Viewings

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

Council Tax Band

C

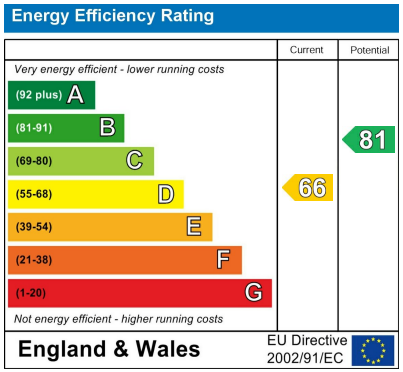


Photo Editing Disclaimer:
Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.

34 High Street, Biddulph, Staffordshire, ST8 6AP
01782 522117
biddulph@whittakerandbiggs.co.uk
https://www.whittakerandbiggs.co.uk/