



6 Mason Drive, Biddulph, Stoke-On-Trent, ST8 6SP

£260,000

- Three Double Bedroom Link-Detached Family Home
- Separate Dining Room
- Driveway Providing Off-Road Parking
- No Upward Chain
- Situated On The Popular Hayden Park Development
- Modern Fitted Kitchen
- Close To Biddulph's Amenities
- Generous L-Shaped Lounge With Bay Window And Feature Fireplace
- Larger-Than-Average Integral Garage
- Versatile Family Home

6 Mason Drive, Stoke-On-Trent ST8 6SP

Occupying a pleasant position within the popular Hayden Park development, this spacious three double bedroom linked-detached family home offers well-proportioned accommodation, a larger-than-average integral garage, generous rear garden and excellent potential for a purchaser wishing to further enhance the property. Offered for sale with no upward chain, it represents an ideal opportunity for families looking to put their own stamp on their next home.



Council Tax Band: C



The accommodation opens with an entrance hall and useful ground floor cloakroom, leading through to a particularly generous L-shaped lounge, enhanced by solid wood flooring, a walk-in bay window and feature fireplace.

To the rear is a separate dining room with patio doors opening directly onto the garden. Adjoining the modern fitted kitchen, the layout offers excellent potential to open the two rooms together to create a larger open-plan kitchen/diner, subject to any necessary consents. The kitchen itself incorporates an integrated electric combination double oven and grill, induction hob and contemporary units, whilst a separate utility room provides additional practical space and access to both the garden and garage.

Another notable feature is the larger-than-average integral garage. In addition to providing excellent parking, workshop or storage space, its size and position offer considerable potential for partial or full conversion to extend the existing living accommodation, subject to the relevant building regulations and permissions.

To the first floor are three double bedrooms, with the generous principal bedroom benefiting from fitted wardrobes with mirrored sliding doors. The accommodation is completed by the family bathroom.

Externally, the property enjoys an attractive frontage with established planting and a driveway providing ample off-road parking and access to the garage. To the rear is a generous enclosed garden, designed with ease of maintenance in mind and incorporating paved seating areas, gravelled sections and established planting. A recently installed timber summer house with covered veranda provides a further attractive and useful addition to the outside space.

Hayden Park is a popular and established residential development, conveniently placed for the wide range of amenities available within Biddulph, together with nearby schools and areas of open space. Of particular appeal to walkers and families, the development also provides direct access onto the Biddulph Valley Way, offering miles of traffic-free walking and cycling routes.

With its three double bedrooms, excellent ground-floor proportions, generous garden and considerable potential to adapt the existing layout, this is a versatile family home with plenty to offer both now and for the future, all with the added advantage of no upward chain.

Entrance Hall

Having solid wood flooring, radiator and modern composite front entrance door with decorative glazed panel. Access to the ground floor cloakroom.

Ground Floor Cloakroom

Having a low-level WC and pedestal wash hand basin, fully tiled walls and UPVC double glazed obscure window to the front aspect.

L-Shaped Lounge

15'8" reducing to 9'0" x 15'10" reducing to 10'0"
A spacious L-shaped reception room having continuous solid wood flooring, wall light points, recessed LED downlights, radiator and coving to the ceiling. UPVC double glazed walk-in bay window to the front aspect. Feature fireplace having marble inset and matching hearth incorporating an electric fire.

Dining Room

13'1" x 8'2"
Having UPVC double glazed patio doors providing access and views into the rear garden, radiator and continuous solid wood flooring. Recessed LED lighting and coving to the ceiling. Stairs leading to the first-floor landing.

Kitchen

12'8" x 6'10"
Fitted with a modern range of wall-mounted cupboards and base units incorporating curved-end units and contrasting work surfaces over. White ceramic one-and-a-half bowl sink unit with mixer tap. Integrated combination double oven and grill with separate touch-control induction hob and extractor fan over. Under-cupboard LED lighting, splashbacks and recessed LED lighting to the ceiling. Plumbing for washing machine and space for a three-quarter-height fridge freezer.

Utility Room

8'7" x 5'11"
Having matching base units with fitted work surfaces over, UPVC double glazed windows to the rear aspect, radiator and recessed LED lighting to the ceiling. UPVC double glazed external access door with further access to the garage and rear garden.

Garage

20'10" x 8'8"
Having electric light and power, fitted work surface and shelving, together with metal double doors to the front aspect.

First Floor Landing

Providing access to all bedrooms and the family bathroom. Airing cupboard housing an Ideal combination gas-fired central heating boiler, UPVC double glazed window to the side aspect, coving and loft access to the ceiling.

Bedroom One

15'9" into wardrobe x 9'10"
A generous principal bedroom having two UPVC double glazed windows to the rear aspect, radiator and coving to the ceiling. Fitted wardrobes providing hanging and storage space with sliding mirrored doors.

Bedroom Two

10'3" x 8'5"
Having UPVC double glazed window to the front aspect and radiator.

Family Bathroom

6'2" x 5'5"

Fitted with a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Radiator, UPVC double glazed obscure window to the rear aspect, fitted shower screen and recessed LED lighting to the ceiling.

Front Garden

The property is set back from the road behind an attractive lawned front garden, complemented by well-established planted borders incorporating a variety of mature shrubs and flowering plants. A driveway provides off-road parking and leads directly to the integral garage, with a pathway providing access to the main entrance.

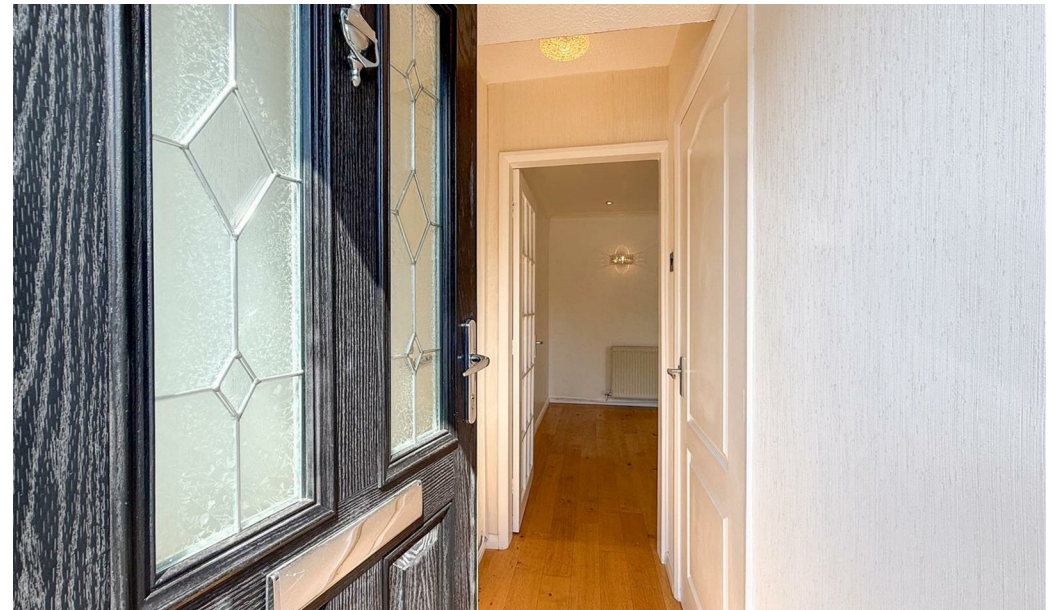
Rear Garden

To the rear is a generous enclosed garden, predominantly designed with ease of maintenance in mind and offering a variety of areas for outdoor seating and entertaining. A substantial paved patio adjoins the property, with further paved and gravelled areas extending through the garden with established planted borders, mature shrubs and ornamental planting.

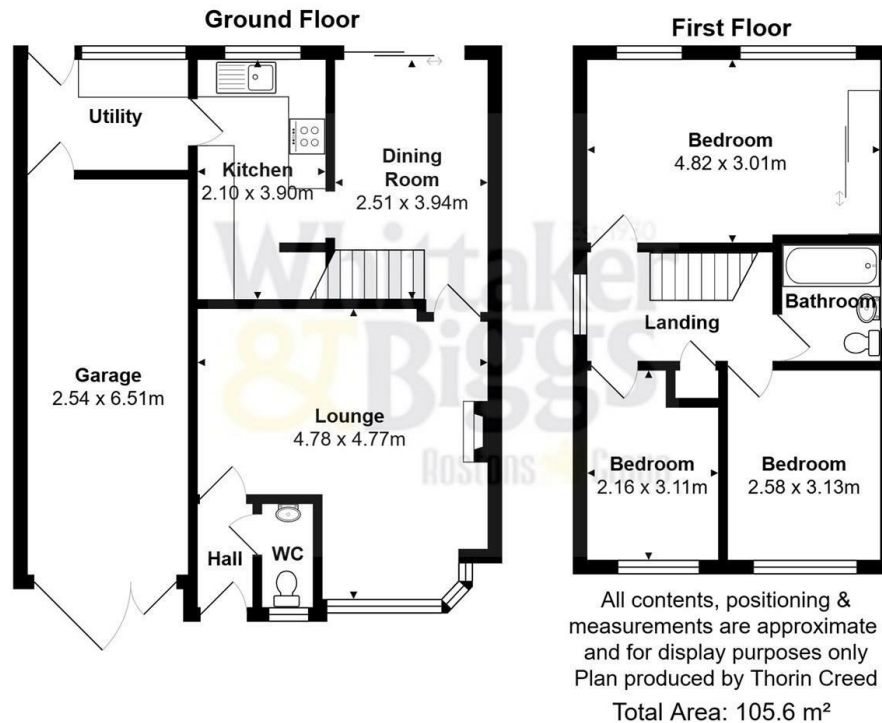
A particular feature is the substantial timber summer house, having its own covered veranda and providing useful additional space for storage, hobbies or simply enjoying the garden. The garden is enclosed by timber panelled fencing and benefits from direct access from both the dining room and utility room.

AML REGULATIONS

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Directions

Viewings

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

Council Tax Band

C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		