



## 7 Tern Close, Biddulph, Stoke-On-Trent, ST8 7TL

£340,000

- Three Bedroom Detached property
- Open Plan Living & Dining Area
- Detached Double Garage
- Superb Sized Lounge
- Master Bedroom With En-Suite
- Wrap Around Gardens
- Kitchen With A range of Integral Appliances
- Luxurious Shower Room
- No Upward Chain

## 7 Tern Close, Stoke-On-Trent ST8 7TL

This impressive detached family home occupies an exceptional corner plot at the head of a small cul-de-sac and enjoys beautifully landscaped wraparound gardens extending to three sides, together with a purpose-built detached double garage featuring an electric remote-controlled door. Properties of this calibre and price point rarely come to the market.



Council Tax Band: D



Originally designed as a four-bedroom home, the property has since been reconfigured to provide three well proportioned bedrooms, creating more generous internal space. However, the fourth bedroom could be reinstated, if required.

The accommodation is ideally suited to family living and includes a superb sized lounge with a feature modern fireplace and uPVC French doors opening onto and overlooking the rear garden. A particular highlight of the home is the extended open-plan kitchen, fitted with a range of striking hand-painted units and quality integrated appliances, incorporating a spacious open-plan living and dining area. There's also a useful pantry store.

To the first floor, the property offers a delightful principal bedroom suite complete with a luxurious en suite featuring quality fitted bathroom furniture. There is also an impressive shower room with a double width walk-in shower cubicle and push-start shower. The remaining bedrooms each benefit from bespoke fitted bedroom furniture, with additional fitted bespoke storage to the first-floor landing. Bedroom two and three each have bespoke built in wardrobes.

Externally, the property boasts an extensive frontage with a block-paved driveway providing plentiful off-road parking, in addition to the detached double garage. The professionally landscaped gardens are a real feature of the home, extending from the side with raised timber sleeper beds stocked with a variety of seasonal planting, complemented by external lighting and water features.

The rear garden incorporates an attractive circular stone patio, while beyond the archway there is a further garde

#### **Covered Entrance Porch**

Having composite front entrance door with double glazed panels.

#### **Entrance Hall**

Having stairs to 1st floor landing, coving to ceiling, radiator.

#### **Lounge**

25'2" 11'1" into bay

Having a double glazed walk-in bay window to the front aspect, wall light points, coving to

ceiling. App controlled modern feature bespoke electric fire with polish stone. UPVC double glazed French doors with full length glazed panels giving access and views over the rear gardens. Two radiators.

#### **Open Plan Dining Kitchen**

11'11" x 27'1"

open plan, living and dining kitchen with defined dining and living area. Having 2 UPVC double glazed windows to the rear aspect, radiator, coving to ceiling, modern anthracite heated towel radiator, contemporary modern oak side entrance door with central glazed panelling.

Continuous grey oak effect laminate herringbone flooring. Opening into kitchen:- Having a comprehensive range of quality wall mounted cupboard and base units with fitted work surface over incorporating a one a half bowl single drainer stainless steel sink unit with mixer tap over. incorporating oak style plate rack, under cupboard lighting, pull out wicker store baskets and contrasting oak effect wine rack. Space for a double width range style cooker with a black double width extractor fan & brick effect splashback tiling. Integral fridge freezer, space for washing machine. High rise Perspex splashback, spice cupboard. plumbing for dishwasher. recess LED lighting to ceiling

#### **First Floor Landing**

Having access to loft space, coving to ceiling. Built in bespoke cabinetry with two drawers and solid wood top. Airing cupboard housing hot water cylinder.

#### **Bedroom One**

11'10" x 11'5"

Having a double glazed window to the front aspect, radiator. Door give access into:-

#### **En-Suite Shower Room**

12'1" x 6'1" maximum

Having enclosed shower cubicle with thermostatically controlled Aqualisa stop start controls. Extractor fan and LED light to ceiling. Marble effect Perspex shower screening. Quality built in furniture comprising of cupboards with fixed mirror & pelmet with inset lighting. Countertop wash hand basin with chrome mixer tap and oak effect laminate work surface over. Storage below and concealed system to WC with flush controls. Wood effect flooring, 2 UPVC double glazed windows to the front aspect, recess lighting to ceiling, tall standing radiator.

### **Bedroom Two**

14'11" x 10'9" into wardrobe

Please note formally two bedrooms. Having 2 UPVC double glazed obscured windows to the rear aspect. Radiator coving to ceiling, bespoke built in triple wardrobes with drawers below and overhead storage.

### **Bedroom Three**

10'6" x 8'5"

Having UPVC double glazed window to the rear aspect with partial views on the horizon. Built in bespoke wardrobes with drawers and overhead storage, matching dressing table with solid wood worktop and pull out drawers. Radiator.

### **Shower Room**

7'4" x 5'10"

shower cubicle with glazed shower screen and incorporating shower seat. Stop start touch controls with thermostatically controlled shower. Wash hand basin, WC, heated towel radiator. Grey wood wash effect laminate flooring, half tiled walls, recessed LED lighting and coving to ceiling. UPVC double glazed obscured window to the side aspect. Fitted LED illuminated mirror.

### **Externally**

the property boasts an extensive frontage with a block-paved driveway providing plentiful off-road parking, in addition to the detached double garage. The professionally landscaped gardens are a real feature of the home, extending from the side with raised timber sleeper beds stocked with a variety of seasonal planting, complemented by external lighting and water features.

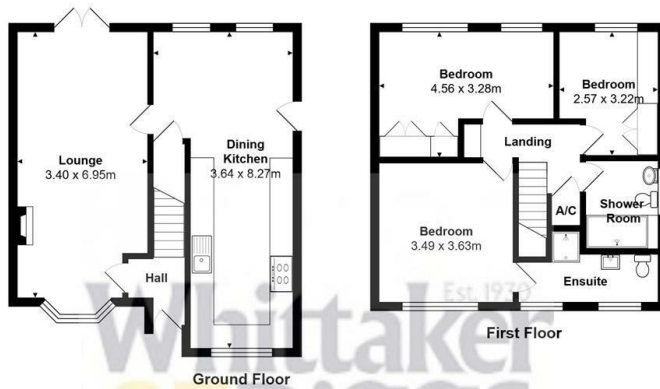
### **Garage**

16'2" x 16'0"

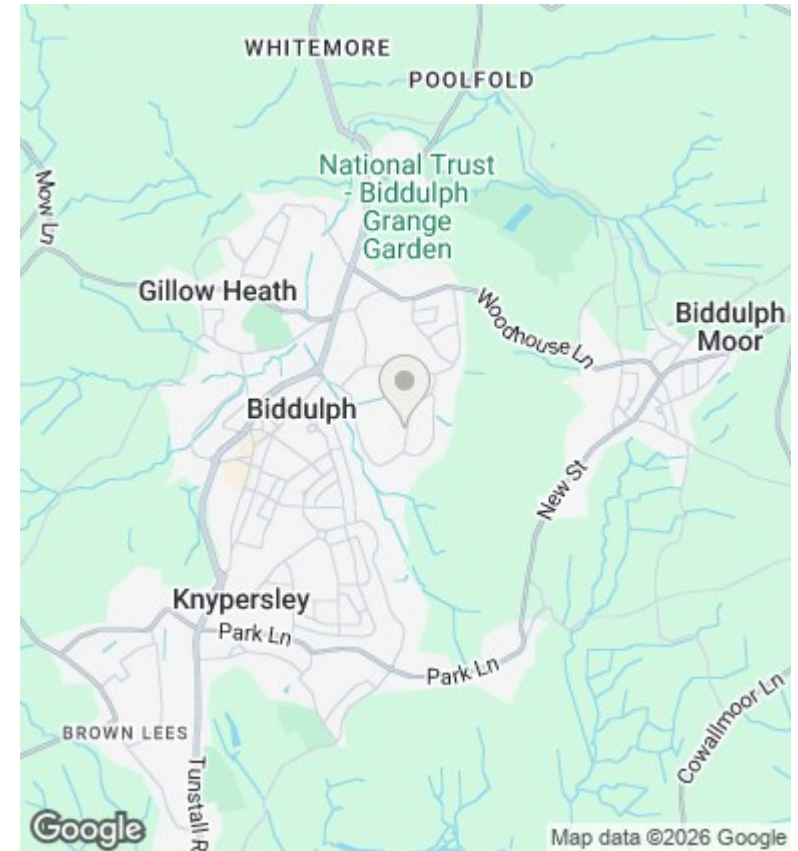
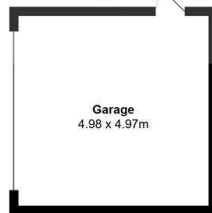
Having electric roller shutter garage door, electric, light and power, vaulted roof space. There are professionally landscaped gardens to the front, side & rear.







Total Area: 131.2 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



## 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>			<b>80</b>
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	