



## 26 Highfield Road East, Biddulph, Stoke-On-Trent, ST8 6HA

£245,000

- Three Bedroom Semi
- Downstairs W.C.
- Ample Off Road Parking
- Open Plan Living Kitchen
- Loft Room
- Close To Local Amenities
- Separate Utility Room
- Rear Garden Offers A Good Degree Of Privacy
- Viewing Highly Recommended

# 26 Highfield Road East, Stoke-On-Trent ST8 6HA

A well-presented and thoughtfully reconfigured three-bedroom semi-detached home, offering a substantial open plan living space, private gardens and secure gated access, ideally positioned on Highfield Road East within easy reach of local amenities.



Council Tax Band: B



The property is approached via electric remote-controlled gates, opening onto a private driveway providing ample off-road parking and access to a detached garage, delivering both convenience and privacy.

Internally, the accommodation has been intelligently reconfigured to suit modern living. A welcoming entrance hall leads through to a comfortable front lounge, a cosy yet stylish space ideal for more relaxed living.

To the rear, the property opens into an impressive open plan living, dining and kitchen area, designed with both everyday life and entertaining in mind. The contemporary kitchen features a central island with breakfast seating and flows effortlessly into a generous dining and family space, with large patio doors opening onto the garden and allowing natural light to flood through.

A particular feature of this home is the set of modern glazed bi-folding internal doors between the lounge and the main living space. These provide the best of both worlds, creating a seamless open flow when fully opened, while also allowing the option to divide the space.

A separate utility room, adds valuable practicality, together with a ground floor WC completing the layout.

To the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, alongside a modern family bathroom.

A pull down ladder leads to a generous loft room, offering a versatile additional space ideal for a home office, hobby room or occasional use. Please note this space does not have building regulations approval; however, it provides excellent usable space, and purchasers may wish to explore options to formalise this, subject to the necessary consents.

Externally, the rear garden offers a good degree of privacy, with a raised composite decked seating area, ideal for outdoor dining—leading down to a patio and lawned garden.

This excellent sized family home is Situated on Highfield Road East, the property benefits from close proximity to local amenities and transport links, while remaining within reach of well-regarded schools.

### **Entrance Hall**

12'4" x 6'4"

Having a modern composite front entrance door with etched glass panel. Radiator, tiled flooring, and UPVC double glazed obscure window to the side aspect. Coving to the ceiling. Under-stairs storage cupboard, with oak handrail and balustrade providing access to the first floor landing.

### **Lounge**

12'5" x 10'2"

Having a UPVC double glazed window to the front aspect, tall modern radiator, and wall-mounted TV point. Coving to the ceiling and shelving to recess. Continuous tiled flooring leading through to the kitchen, with bi-folding part-glazed doors.

### **Open Plan Living Kitchen**

20'4" (max, reducing to 13'7") x 12'9"

Having a range of quality high gloss handleless kitchen units, including a bank of units incorporating an electric combination grill oven and separate microwave. Integrated full-size fridge and separate freezer.

A central seating island provides additional storage, with quartz worktop over incorporating an inset stainless steel sink with mixer tap and separate hot water tap. Cooking station with induction hob and touch controls, and breakfast bar seating for four.

Inset LED lighting to the perimeter, modern radiators, and additional LED lighting. UPVC double glazed window to the rear aspect overlooking the gardens, together with UPVC double glazed sliding patio doors leading onto a raised composite decked patio. Tiled flooring and wall-mounted TV point.

Open through to the living/dining area.

### **Utility**

8'0" x 8'10" extending to 12'8"

Having a range of cream gloss wall and base units with fitted worksurface over, incorporating a square stainless steel inset sink with mixer tap and drainer. Plumbing for washing machine and space for tumble dryer and dishwasher. Under-cupboard lighting and integrated wine rack. Access to loft space. Tiled flooring and UPVC double glazed window to the front aspect.

Vestibule with UPVC double glazed rear entrance door providing access to the raised patio and gardens.

### **Ground Floor Cloaks**

Having a white low-level WC and UPVC double glazed obscure window to the side aspect. Worcester gas central heating boiler.

### **First Floor Landing**

Providing access to the converted loft space. UPVC double glazed obscure window to the side aspect and coving to ceiling.

### **Family Bathroom**

8'4" x 6'4"

Having a white suite comprising a shower bath with fitted glazed screen and twin thermostatically controlled shower, including rainfall shower head and handheld attachment. Waterfall mixer tap and splashback tiling. Low-level WC and wash hand basin with waterfall mixer tap. Fully tiled walls with contrasting detailing. Recessed LED lighting, chrome heated towel radiator, and UPVC double glazed obscure window to the rear aspect.

### **Bedroom One**

12'5" x 11'4"

Having a UPVC double glazed window with far-reaching views towards Biddulph Moor. Built-in wardrobes with sliding mirrored doors, providing hanging and shelving space. Coving to ceiling and radiator.

### **Bedroom Two**

13'6" x 11'11"

Having a radiator and UPVC double glazed window to the rear aspect overlooking the gardens.

### **Bedroom Three**

8'2" x 8'4"

Having a UPVC double glazed window to the front aspect, coving to ceiling, and radiator.

### **Loft Room 5.43m (max) x 4.48m**

Fully converted (not to building regulations), with storage to the eaves, radiator, and skylight windows.

### **Externally**

The property is approached via electric remote controlled gates, opening onto a private driveway which provides ample off-road parking and access to a detached garage, creating both convenience and an enhanced sense of security.

To the rear, the property enjoys a well-proportioned and private garden. A standout feature is the raised composite decked terrace, directly accessed from the kitchen, offering an ideal space for outdoor dining and entertaining, with an elevated outlook over the garden.

Steps lead down to a paved patio area, with the remainder of the garden laid to lawn and bordered by established shrubs and mature trees, creating a pleasant and enclosed setting. The layout provides a practical balance of seating and green space, suitable for a range of buyers.

The front of the property is neatly presented, further enhancing the overall kerb appeal.





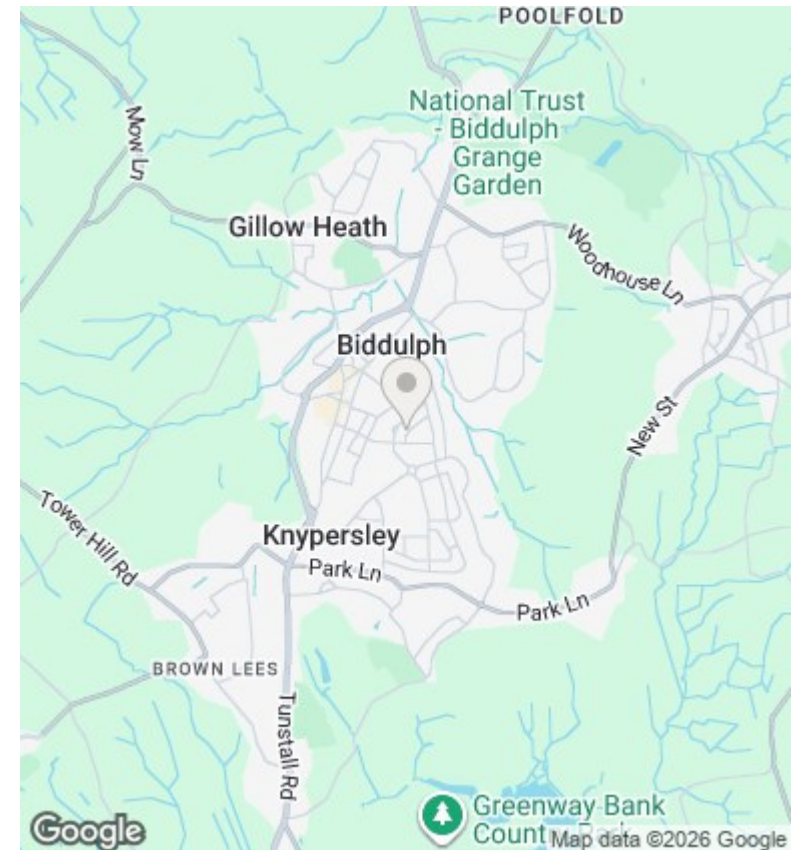
## Directions

## Viewings

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

## Council Tax Band

B



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>	69	
(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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC