



## 1 Thames Drive, Biddulph, Stoke-On-Trent, Staffordshire, ST8 7HL

Asking Price £255,000

- Extended Two Bedroom Detached Bungalow
- Spacious Lounge With French Doors
- Block-Paved Driveway And Second Driveway To The Side
- Viewing Comes Highly Recommended
- Extended Kitchen/ Diner Perfect For Entertaining
- Sitting On A Spacious Plot With Wraparound Gardens
- Workshop Providing External Storage
- Generous Sized Bathroom
- Summerhouse And Awning For Summer Evenings
- Perfect For Downsize Or Those Wanting To be Close To The Amenities Of Biddulph

# 1 Thames Drive, Stoke-On-Trent ST8 7HL

Enjoying an enviable position adjacent to open greenery on the edge of the ever-popular Thames Drive development, this extended two-bedroom detached bungalow offers a unique alternative being originally designed as a three-bedroom home, however this bungalow was purposefully constructed to offer a more spacious, alternative layout creating two excellent double bedrooms and a generously sized bathroom, perfect for modern living.

A key highlight is the extended kitchen, which opens into a versatile dining room, creating a superb space for entertaining or everyday family use. The property's layout lends itself beautifully to relaxed, single-level living with an easy flow throughout including a spacious size lounge with UPVC French doors leading out onto the side garden with its extendable awning.



Council Tax Band: C



### **Entrance Hall**

Having a modern composite front entrance door with glazed decorative panel. UPVC double glaze window to the side aspect, continuous oak effect laminate flooring.

### **Lounge**

16'9" x 13'5"

Having a UPVC doubled glaze bow shaped window to the front aspect overlooking the adjacent greenery. Radiator, oak effect laminate flooring, coving to ceiling. Feature fireplace having electric fire set within a tiled hearth and inset with timber surround. UPVC double glazed French doors with full length glazed panels.

### **Open Plan Kitchen Diner**

17'10" overall measurement

### **Kitchen**

7'10" x 10'0"

Having a UPVC double glazed window to the front aspect, range of wall mounted cupboard and base units with fitted work surface over, space for gas cooker. Extractor fan to ceiling, plumbing for washing machine, ceramic one and a half bowl sink unit with mixer tap over. Continuous oak effect laminate flooring opening through into the adjoining dining room.

### **Dining Room**

9'10" x 9'10"

Having UPVC double glazed window and door to the side aspect, radiator, continuous oak effect flooring, coving to ceiling.

### **Inner Hallway**

Having access to loft space, airing cupboard housing gas central heating boiler with available storage.

### **Bathroom**

6'7" x 8'8"

Fully tiled with UPVC double glazed window to the side aspect, radiator, grey wood wash effect flooring. White panelled shower bath with curved shower screen and over bath shower, wash hand basin set in vanity storage unit, WC. Radiator.

### **Bedroom One**

13'1" x 13'4" into wardrobe

Having quality fitted lined oak effect wardrobes with central mirrors and sliding doors. Coving to ceiling, radiator, UPVC double glazed window to the rear aspect.

### **Bedroom Two**

13'1" x 9'9" reducing into 7'5"

Having UPVC double glazed window to the rear aspect, radiator, coving to ceiling.

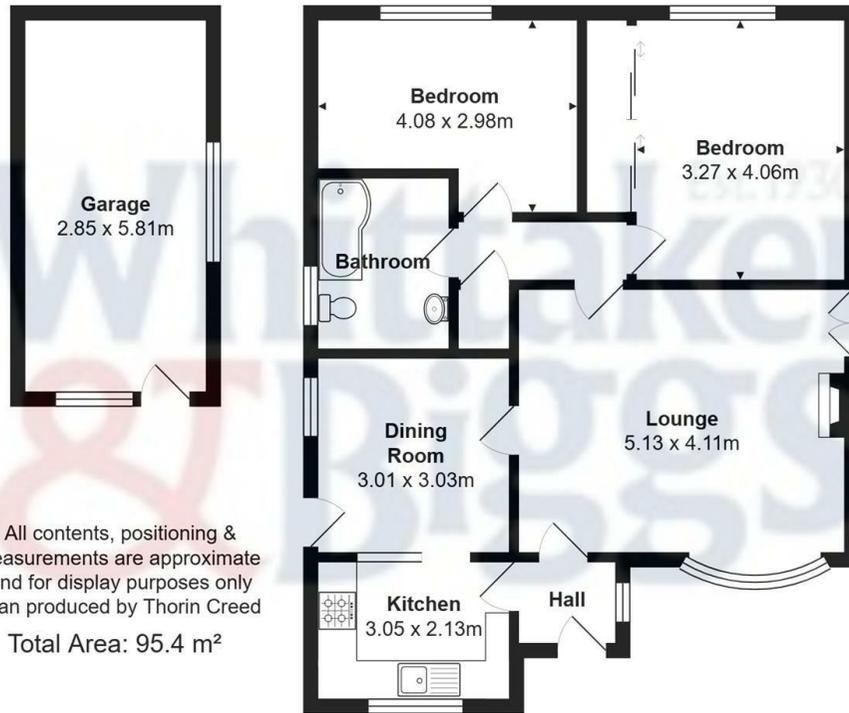
### **Externally**

Externally the property is approached from the roadside via a generous size block paved front driveway extending to the side providing additional driveway and parking including space for a caravan or motorhome. There's also a useful workshop timber belt with wooden doors and windows to the side. There are

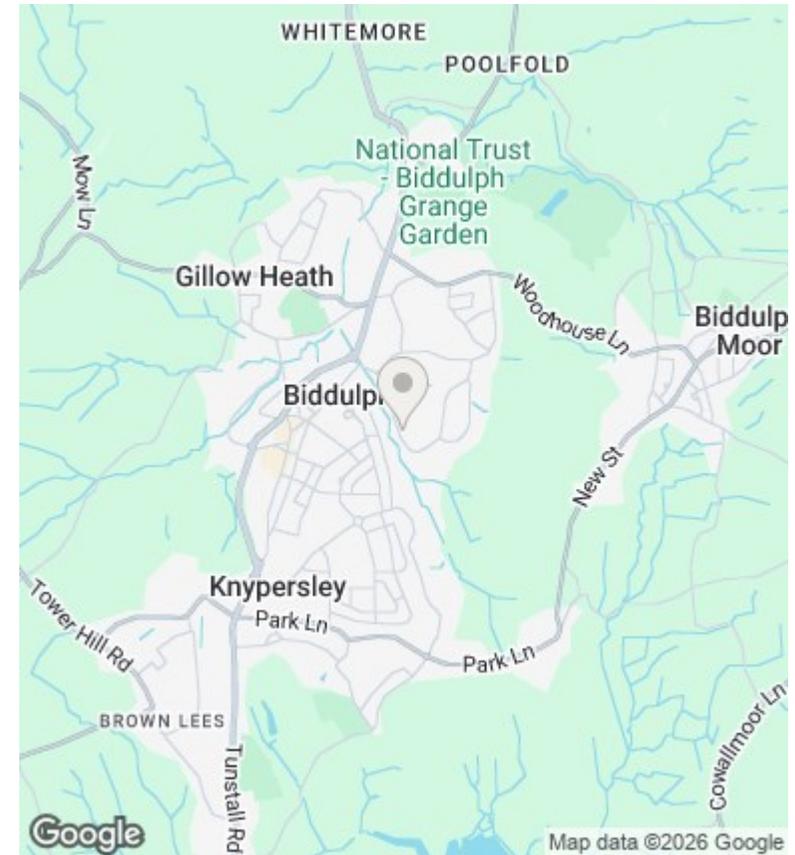
delightful wraparound gardens to the side and rear aspect which are a stand out feature of this bungalow.







All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed  
 Total Area: 95.4 m<sup>2</sup>



### Directions

### Viewings

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

### Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	