



94 Thames Drive, Biddulph, Stoke-On-Trent, ST8 7JF

£285,950

- Two Double Bedroom Detached Bungalow
- Generous Lounge With Cast-Iron Multi-Fuel Stove
- Private Driveway Providing Off-Road Parking
- Close To Local Schools & Biddulph Town Centre
- Extensively Upgraded & Thoughtfully Presented Throughout
- Principal Bedroom Benefitting From Walk-In-Wardrobe
- Substantial Attached Carport
- Sleek Modern Breakfast Kitchen
- Luxuriously Appointed Contemporary Bathroom
- Generous Rear Garden With Summer House/ Garden Room

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A STYLISH AND INDIVIDUALLY UPGRADED TWO DOUBLE BEDROOM DETACHED BUNGALOW, HAVING BENEFITTED FROM THOUSANDS OF POUNDS WORTH OF IMPROVEMENTS TO CREATE A SLEEK, CONTEMPORARY HOME, COMPLETE WITH PRIVATE DRIVEWAY, SUBSTANTIAL CARPORT LOG BUNING STOVE AND BEAUTIFULLY LANDSCAPED GARDENS.



Council Tax Band: C



Offering a modern take on traditional bungalow living, this impressive detached home has been extensively upgraded and thoughtfully presented throughout, with considerable investment made to both the internal specification and its striking contemporary frontage.

The accommodation centres around a sleek modern breakfast kitchen, fitted with an attractive range of handleless units, contrasting work surfaces and a built-in breakfast bar providing seating for two. A comprehensive range of integrated appliances further complements the streamlined finish.

The generously proportioned lounge diner provides ample space for both relaxing and dining, with a feature cast-iron multi-fuel stove creating an attractive focal point. UPVC double-glazed French doors with full-length glazed side panels overlook the front aspect and allow an abundance of natural light into the room.

There are two double bedrooms, both enjoying the unusual and highly desirable feature of French/patio doors opening directly onto the rear garden, creating a wonderful connection between the internal and external living spaces. The principal bedroom also benefits from a walk-in wardrobe, whilst bedroom two has fitted storage.

Completing the accommodation is a luxuriously appointed contemporary bathroom, incorporating a shower bath with rainfall-effect shower and stylish modern fittings.

Externally, the upgraded frontage creates an impressive first impression, with contemporary landscaping designed for ease of maintenance. A private driveway provides off-road parking and access to the substantial attached carport, measuring approximately 10.08m x 2.50m, providing excellent covered parking and additional storage space, with gated access continuing through towards the rear.

The generously proportioned rear garden is another particular highlight. Beautifully landscaped over a series of levels, it incorporates paved seating areas, extensive lawns, established planting and pathways leading through the garden to an elevated timber deck.

Taking pride of place at the upper section is a delightful summer house/garden room, providing a fantastic additional space for relaxing and entertaining, or potentially creating a home-working environment, whilst enjoying an elevated outlook across the garden.

Situated within the popular Thames Drive development, the property is conveniently placed for a range of local amenities including Biddulph Valley Leisure Centre, a local family pub and nearby schooling including Woodhouse Academy and Oxhey First School, whilst Biddulph town centre and its comprehensive range of shops and amenities are also within easy reach.

An excellent opportunity for buyers seeking the practicality of single-storey living combined with contemporary styling, a high-quality specification, excellent parking and a superb garden setting.

Breakfast Kitchen

8'7" x 13'5" (into hallway)

Having a range of modern, on-trend handleless wall and base units with contrasting work surfaces and matching upstands, incorporating a breakfast bar providing seating for two. One-and-a-half bowl black composite sink unit with deck-mounted chrome mixer tap over.

A range of quality integrated appliances includes a Bosch four-ring gas hob with black glass splashback and matching extractor fan, integrated electric combination double oven and grill, integrated microwave oven and Bosch slimline dishwasher. Plumbing and space for a washing machine, together with space for a freezer.

Finished with high-gloss porcelain tiled flooring and recessed LED lighting to the ceiling.

The adjoining hallway has a composite entrance door with modern glazed panelling, contemporary tall-standing radiator, built-in storage cupboard with bi-fold door and recessed LED ceiling lighting. The high-gloss porcelain tiled flooring continues seamlessly from the kitchen.

Lounge Diner

19'0" x 11'1"

A superbly proportioned reception room having UPVC double-glazed French doors to the front aspect, overlooking the development with views towards the horizon, complemented by matching full-length glazed side panels.

Oak-effect laminate flooring and a feature cast-iron multi-fuel stove set upon a polished black stone hearth create an attractive focal point. Contemporary tall-standing radiator and recessed LED lighting to the ceiling.

Inner Hallway

Having access to the roof space, recessed LED lighting to the ceiling and oak-effect laminate flooring. Built-in cupboard housing the Worcester Bosch gas-fired central heating boiler, with additional useful storage.

Bedroom One

10'3" x 13'11" (into walk-in wardrobe)

An impressive double bedroom featuring a walk-in wardrobe with sliding doors, recessed lighting, hanging rail and laminate flooring.

Contemporary tall-standing radiator and recessed LED lighting to the ceiling. UPVC double-glazed patio doors with full-length glazed side panels provide direct access onto the rear gardens.

Bedroom Two

9'4" x 7'2"

Having UPVC double-glazed French doors with full-length glazed side panels, providing direct access onto the rear garden.

Built-in wardrobes with sliding doors, incorporating hanging rail and bespoke shelving. Coving and recessed LED lighting to the ceiling.

Bathroom

Luxuriously appointed with a contemporary suite comprising a shower bath with thermostatically controlled shower, fixed rainfall-effect shower head and detachable hand shower, complemented by contrasting feature tiling and a fixed glazed shower screen. Electric opening Velux sky light to ceiling.

Low-level WC with concealed cistern and matching fitted cabinetry, together with a wall-mounted wash hand basin with pull-out drawer and deck-mounted mixer tap.

Contemporary radiator, tiled flooring and an electrically operated obscure UPVC double-glazed window to the side aspect.

Attached Carport

33'0" x 8'2"

A substantial attached carport with UPVC-clad side walls and polycarbonate roof, together with electric lighting and gated access. UPVC double-glazed windows and a sliding door provide access through to the rear garden.

Externally

The property enjoys an attractive, contemporary frontage with a low-maintenance landscaped garden, incorporating decorative stone, established architectural planting and shaped shrubs, creating an impressive approach to the bungalow.

To the side is a particularly useful attached carport measuring approximately 10.08m x 2.50m, providing covered off-road parking and gated access through towards the rear.

The generously proportioned rear garden is a real feature of the property, having been thoughtfully landscaped over a series of gently elevated levels to create distinct areas for relaxing and entertaining. Immediately adjoining the bungalow is a paved patio, conveniently accessed directly from both bedrooms via French/patio doors.

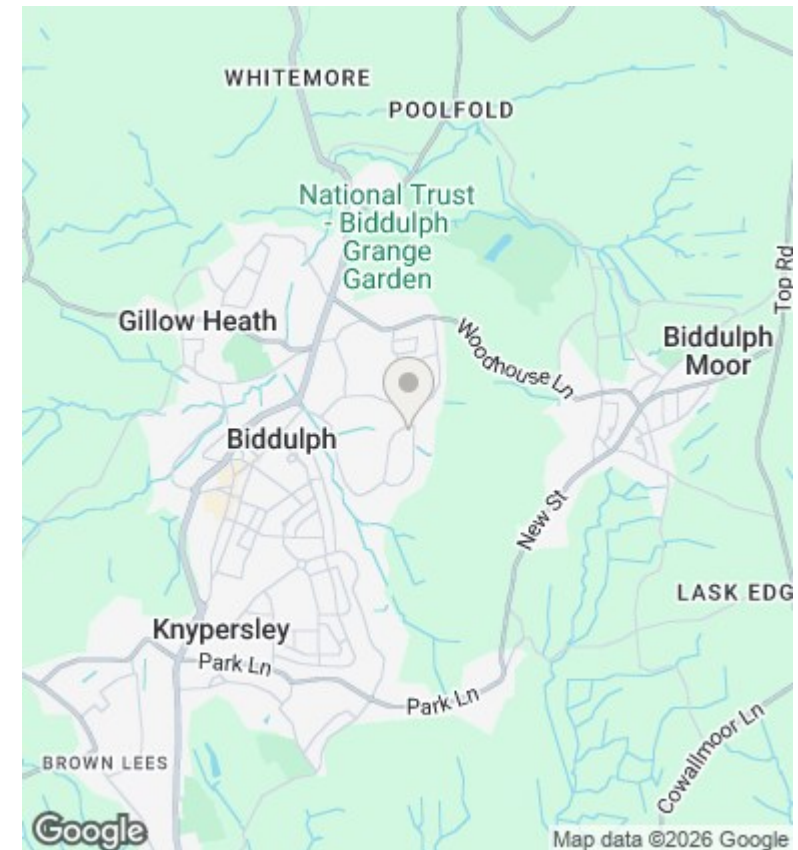
Beyond is an extensive lawn with established planting, mature shrubs, rockery-style borders and pathways leading through the garden. Towards the upper section is a further lawned area and an elevated timber deck, perfectly positioned to enjoy the outlook across the garden.

Taking pride of place is a delightful timber summer house/garden room, having glazed double doors and windows and providing a fantastic additional space for entertaining, relaxing or potentially working from home. A separate timber garden store provides useful storage.

The garden is enclosed by fencing and mature boundaries, providing an attractive established setting which complements the bungalow beautifully







Directions

Viewings

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

Council Tax Band

C

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC