



PRIORITY

PROPERTY SERVICES



1 Dylan Road Knypersley Biddulph

£243,950



Four Bed Beautifully Presented Detached Family Home Built By 'Bellway Homes'. En-Suite, Conservatory & Double Garage.

1 Dylan Road Knypersley Biddulph Staffordshire ST8 7XB

ENTRANCE HALL

Under stairs storage cupboard. Timber double glazed window and door towards the front.

STUDY 7' 4" x 7' 4" (2.24m x 2.24m)

Range of quality fitted furniture with drawer set, desk and display cabinet. Telephone point. Panel radiator. uPVC double glazed window to the side.

DINING KITCHEN 20' 6" x 11', extending out to 11'8" in the dining area (6.25m x 3.35m)

Excellent selection of modern fitted eye and base level units, base units having extensive work surfaces over with tiled splash backs and various power points. Five ring (Belling) gas hob with (Diplomat) double electric oven below. One and half bowl stainless steel sink unit with drainer and mixer tap. Plumbing and space for dishwasher. Built in larder fridge. Two panel radiators. Attractive tiled flooring. Door to the utility room. Further door to the entrance hall. uPVC double glazed window to the side. uPVC double glazed, double opening 'french doors', to the rear garden.

UTILITY ROOM 6' 8" x 5' (2.03m x 1.52m)

Base unit with work surface over and tiled splash back. Stainless steel sink unit with mixer tap. Plumbing and space for an automatic washing machine. Panel radiator. Wall mounted gas central heating boiler. Extractor fan. Timber double glazed door towards the side. Door allowing access to the garage.

ATTACHED DOUBLE INTEGRAL GARAGE 16' 8" x 15' 2" (5.08m x 4.62m)

Pitched roof construction with up-and-over door towards the front. Power and light.

BAY FRONTED THROUGH LOUNGE 21' 2" x 11' 8" (6.45m x 3.56m)

'Living flame' gas fire set in an attractive surround with tiled hearth. Television point. Two panel radiators. Double opening doors into the entrance hall. Attractive walk in bay with uPVC double glazed windows to the front. uPVC double glazed, double opening 'french doors' allowing access into the conservatory.

CONSERVATORY

Brick base and pitched roof construction. uPVC double glazed windows to both side and rear elevations, allowing pleasant views of the garden. Power points. Television point. Wall mounted electric heaters. Ceiling light point. uPVC double glazed, double opening 'french doors' allowing views and access to the rear garden.

FIRST FLOOR LANDING

Cylinder cupboard with slatted shelf above. Loft access point with retractable ladder, boarded with light.

ENTRANCE HALL (To Master Bedroom)

Door allowing access to the en-suite. Archway leading into the master bedroom.

MASTER BEDROOM 12' 2" max. into the wardrobes x 11' 2" (3.71m x 3.38m)

Selection of quality fitted bedroom furniture, various double opening doors, some mirrored, over-bed storage cupboard and matching bedside cabinets. Various double and side hanging rails, shelving incorporated with matching drawer set and dressing table. High pitched ceiling with feature uPVC double glazed window towards the front.

EN-SUITE SHOWER ROOM/W.C.

Low level w.c. Pedestal wash hand basin. Tiled shower cubicle with glazed door. Wall mounted mixer shower. Panel radiator. Part tiled walls. Extractor fan. uPVC double glazed frosted window towards the front.

BEDROOM TWO 11' 8" x 8' 10" (3.56m x 2.69m)

Range of quality fitted bedroom furniture with double opening doors, side hanging rails, storage shelf above, built in dressing table. Panel radiator. uPVC double glazed window allowing pleasant views over towards 'Wicken Stone Rocks' on the horizon.

BEDROOM THREE 11' 2" x 9' 6" (3.4m x 2.9m)

Panel radiator. Fitted wardrobe with various double opening doors, mirrored fronts and drawer set, side hanging rails with storage shelves above. Built in wardrobe. uPVC double glazed window towards the front.

BEDROOM FOUR 10' 10" x 7' 10" (3.3m x 2.39m)

Walk-in wardrobe. Panel radiator. uPVC double glazed window allowing pleasant views of the rear garden, up towards 'Wicken Stone Rocks' on the horizon.

FAMILY BATHROOM 7' x 5' 6" (2.13m x 1.68m)

Three piece 'white' suite comprising of a low level w.c. and pedestal wash hand basin. Twin grip panel bath with (Aqualisa) electric shower over with shower screen. Tiled splash backs. Panel radiator. Extractor fan. uPVC double glazed frosted window to rear.

EXTERNALLY

The property is approached via a tarmac driveway allowing off road parking for two vehicles, side-by-side. Lawned garden with attractive flower and shrub beds. Reception light.

The side has gated, flagged access towards the front. Outside water tap.

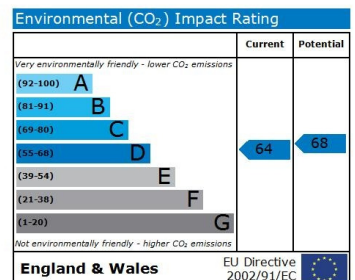
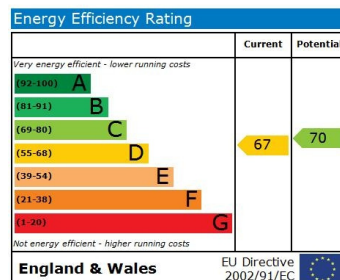
The rear has a good size flagged patio area that surrounds the conservatory. Lawned garden. Hard standing for timber shed towards the head of the garden. Boundaries are formed by a mixture of brick walling and timber fencing. Good selection of flower and shrub borders to the boundaries. Security lighting over.

DIRECTIONS

From our High Street offices proceed South along the (A527) Tunstall Road to Knypersley traffic lights, turning left at the traffic lights onto 'Park Lane'. Proceed up 'Park Lane' to the mini roundabout and turn left onto 'St David's Way'. Continue down, turning fourth right onto 'Dylan Road' where the property can be clearly identified by our 'Priory Property Services' board.

VIEWING

Is strictly by appointment via the agent.



PLEASE NOTE: None of the services, fittings or appliances (if any), heating, plumbing or electrical systems have been tested and no warranty is given as to their working ability. All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture.