

# FOLLWELLS



## 10 Milan Drive

Westlands, Newcastle, Staffordshire, ST5 2QW

- Modern Well Presented Four Bedroom Detached House
- Flexible Accommodation currently incorporating Ground Floor Master Bedroom
- Spacious Through Lounge/Diner Ground Floor Rear Extension
- Corner Plot Position with Ample Parking and Private Garden
- Large Attached Double Garage incorporating Utility Area
- Much Sought After Residential Location within the Westlands



4



1



2

Asking Price £375,000

For viewings call 01782 615530

email@follwells.co.uk | follwells.co.uk



A well presented four bedroom detached house holding a choice corner plot position within this much desired and established residential location of the Westlands, also being within walking distance to local shops/amenities.

The property offers a modern interior with flexible family accommodation comprising of side entrance hall with cloakroom, current ground floor master bedroom (alternative additional reception). Spacious extended through lounge/diner with attractive patio door outlook onto rear garden. Modern fitted kitchen with integrated appliances. Front entrance door to side entrance porch giving covered access to a large attached double garage incorporating a utility area and further long rear porch access to the rear garden. First floor landing to three further double bedrooms and a family bathroom.

The property holds an attractive corner plot position with ample parking to front and a good sized private enclosed garden area to the rear.

## Ground Floor

### Principal Side Entrance Hallway

With part frosted glazed uPVC entrance door and further side panel, wood flooring, wall light points and under-stairs store with folding door.

### Cloakroom

4' 6" x 4' 0" (1.37m x 1.22m)

With low level W.C. and small vanity wash hand basin. Ceramic tiled floor and frosted glazed uPVC window to side. Large cupboard housing wall mounted boiler.

### Master Bedroom

14' 10" to wall [back of robe] x 10' 2" + recess (4.52m x 3.10m)

Currently being used as a bedroom and offering alternative use as an additional reception. Modern upright radiator and large uPVC picture window overlooking rear.

### Through Lounge/Dining Area

With continuation of wood flooring throughout.

### Dining Area

12' 3" + staircase x 9' 8" min. (3.73m x 2.94m)

Having turned staircase to first floor, modern upright radiator and uPVC picture window to rear. Archway through to:

### Lounge Area

15' 10" min. x 12' 7" (4.82m x 3.83m)

With continuation of wood flooring and having three modern upright radiators, twin wall light points and uPVC double patio doors with further side windows opening to rear.

### Kitchen

14' 0" x 9' 0" max. narrowing to 7' (4.26m x 2.74m)

Comprising of a modern fitted range incorporating one and a half bowl stainless steel single drainer sink with lever tap set within work surfaces having range of base and wall units comprising base cupboards and drawer units, matching wall cupboards and double display plate rack. Integrated upright fridge and micro dishwasher. Fitted fan assisted electric double oven/grill and four ring inset gas hob with extractor canopy above. Part tiling to walls, radiator, ceiling downlighting and uPVC window facing to front. Half glazed door opening to:

### Side Entrance Porch

Having access door to front and rooflight. Personal door to:

### Double Garage

With wall division and providing:

### Garage One

18' 10" x 8' 1" max. (5.74m x 2.46m)

With up and over door, light/power and incorporating:

### Utility Area

10' 0" x 3' 0" (3.05m x 0.91m)

Having space and plumbing for white good appliances including washing machine, small stainless steel sink within tiled splashback and further tiling to floor, double wall cupboard and rooflight.

### Garage Two

19' 1" x 8' 3" max. (5.81m x 2.51m)

With up and over door, light/power and access to:



### Rear Corridor Entrance Porch

14' 0" length  
With tiled floor and part frosted glazed rear entrance door.

### First Floor

#### Landing Area

Accessed from frosted glazed sliding door from staircase and having full height uPVC part frosted glazed window and airing cupboard housing hot water cylinder.

#### Bedroom Two

15' 0" to wall [back of robe] x 9' 5" (4.57m x 2.87m)  
With radiator and uPVC window overlooking rear.

#### Bedroom Three

11' 7" x 9' 7" max. (3.53m x 2.92m)  
Having secondary loft access, radiator and uPVC window overlooking rear.

#### Bedroom Four

11' 8" x 7' 7" (3.55m x 2.31m)  
Having principal loft access with pulldown ladder, radiator and uPVC window overlooking front.

#### Family Bathroom

8' 7" x 6' 1" max. over bath recess (2.61m x 1.85m)  
Three piece suite comprising panelled bath with electric shower over and folding splash screen, vanity wash hand basin and low level W.C. Laminate flooring, decorative tiled walls, radiator, ceiling extractor and frosted glazed uPVC window to side aspect.

#### Exterior

The property holds a slightly elevated corner plot position with tarmacadam driveway to front and side providing ample parking, small lawned garden area, part flagged paving and decorative stone chip area leading to front door. Exterior water tap.

#### Rear Garden

Attractive and privately enclosed rear garden with extensive paved patio area and lawn, plant/shrub borders with further raised vegetable bed and specimen trees providing screening to rear. GREENHOUSE and exterior water tap. To the right hand side there is a brick privacy wall with gated access to front and a low maintenance corner garden storage area with decorative stone chip gravel, mature tree and further leylandii screening to side.



### Services

All mains services connected.

### Central Heating

From gas fired boiler to radiators as listed.

### Glazing

Sealed unit uPVC double glazing installed.

### Tenure

Understood from the vendor to be freehold.

### Council Tax

Band 'E' amount payable £2371.67 2022/23. Newcastle under Lyme Borough Council.

### Measurements

Please note that the room sizes are quoted in feet and inches and the metric equivalent in metres, measured on a wall to wall basis. The measurements are approximate.

### Viewing

Strictly by appointment through Follwells.

Contact us today

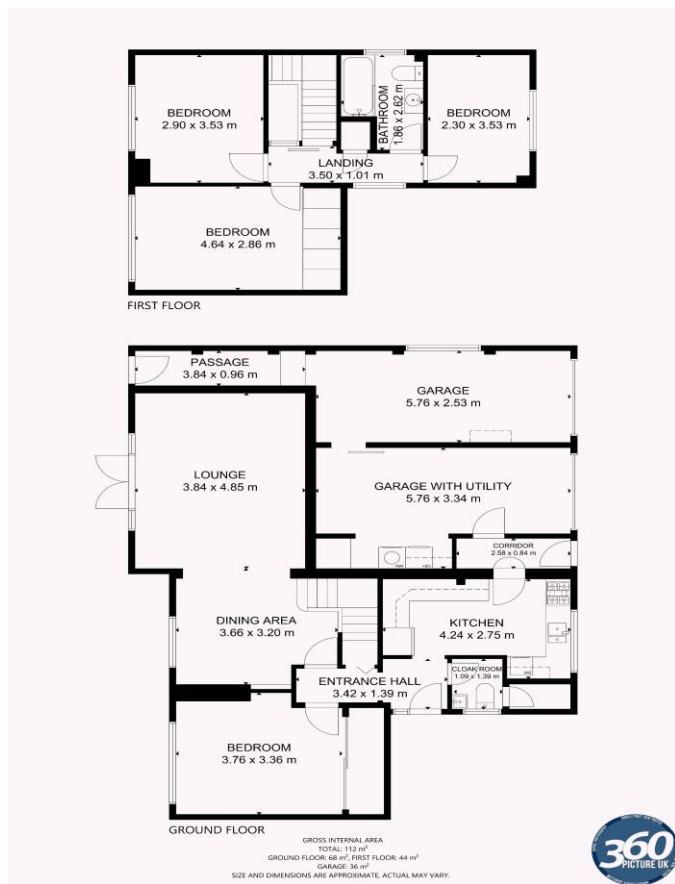
01782 615530

email@follwells.co.uk

www.follwells.co.uk

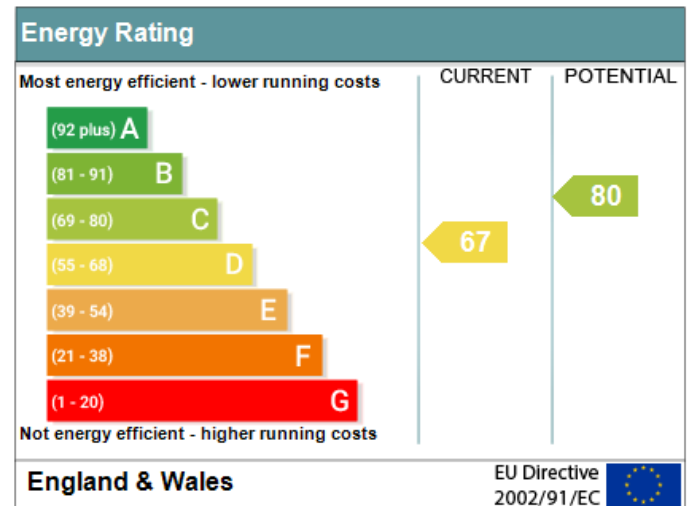


## PROPERTY FLOORPLANS



## ENERGY PERFORMANCE CERTIFICATE

Address: 10 Milan Drive, NEWCASTLE, ST5 2QW  
 RRN: 9632-2120-0209-0777-1296



NOTE: None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability. All dimensions given are approximate.

1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
2. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
3. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.

Newcastle Office 35 Ironmarket, NUL, Staffs, ST5 1RP

