

26 Sherborne Drive, Westlands, Newcastle, Staffordshire, ST5 3JA

FOLLWELLS



- 3 Bedroom Detached House with Double Garage
- Huge Potential For Double Sized Extension
- Standing on Substantial Corner Plot
- Within Premium Residential Location
- Modern Well Presented Interior

3 

1 

2 

Asking Price

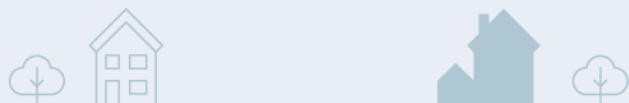
£370,000

follwells.co.uk

email@follwells.co.uk

01782 615530



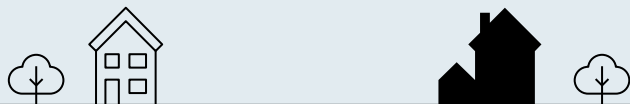


A three bedroom detached house with double garage holding a premium and substantial corner plot position of approximately 425m² which currently provides substantial parking areas having twin driveway access from Sherborne drive and Selby Close. There is huge potential for further extension to create a larger family home if so required (subject to planning consent).

The property currently has a modern and well presented interior with an enclosed UPVC front entrance porch and reception hall having a turn staircase to first floor with under stairs storage. There is an L shaped principal reception with front living room area having feature original tiled open fireplace, parquet flooring and a dual aspect outlook incorporating a large picture window overlooking the front and further eye level window to side. Glazed double doors open from the living room to the dining area with exposed timber flooring and further dual aspect outlook with matching eye level window to side and French door giving access to the rear. The kitchen can be approached from either the reception hall or dining area and has worksurfaces with one and a half-inset sink and a range of base and wall units including small breakfast bar area. Fitted one and a half oven grill with four ring ceramic hob and extractor and further window outlook to rear. From the kitchen there is a rear lobby having an exterior rear access door and window with a large internal storeroom housing the gas fired boiler. There is a separate modern two-piece suite cloakroom and internal access to the double garage which has twin up and oven doors (one being automatic) with further windows to side and rear aspect.

There is a good sized landing areas situated on the first floor with window to side and loft access with feature exposed floor boarding running through to the bedrooms. The two principal bedrooms have further dual aspect window outlook to front and rear respectively and the third bedroom has a recess for a desk. There is a spacious modern four-piece family bathroom which includes a large walk-in shower cubicle with concealed shower, bath, vanity wash hand basin and W/C. In addition, there is a separate washroom with a further modern two-piece suite.





The substantial corner plot to which the property stands on offers huge potential with an approximate frontage of 72ft (22m) and a depth of approximately one 110ft (33.5m). Currently having twin tarmac driveway approach and a boundary wall with substantial lawned area to front and side. To the rear there is a low maintenance predominantly paved garden including additional block paved patio/parking area for vehicles. There is further wide access to the opposite side of the property and a timber framed garden shed.



IMPORTANT INFORMATION

Mains Services Connected

Gas Central Heating

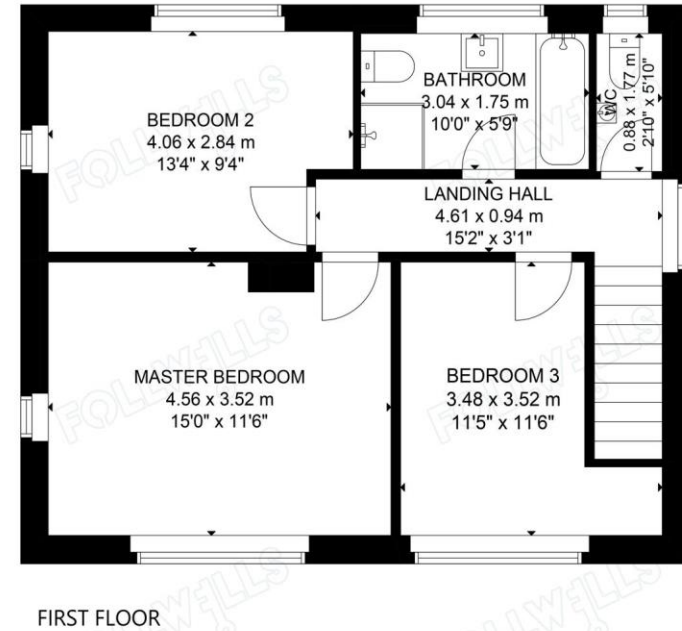
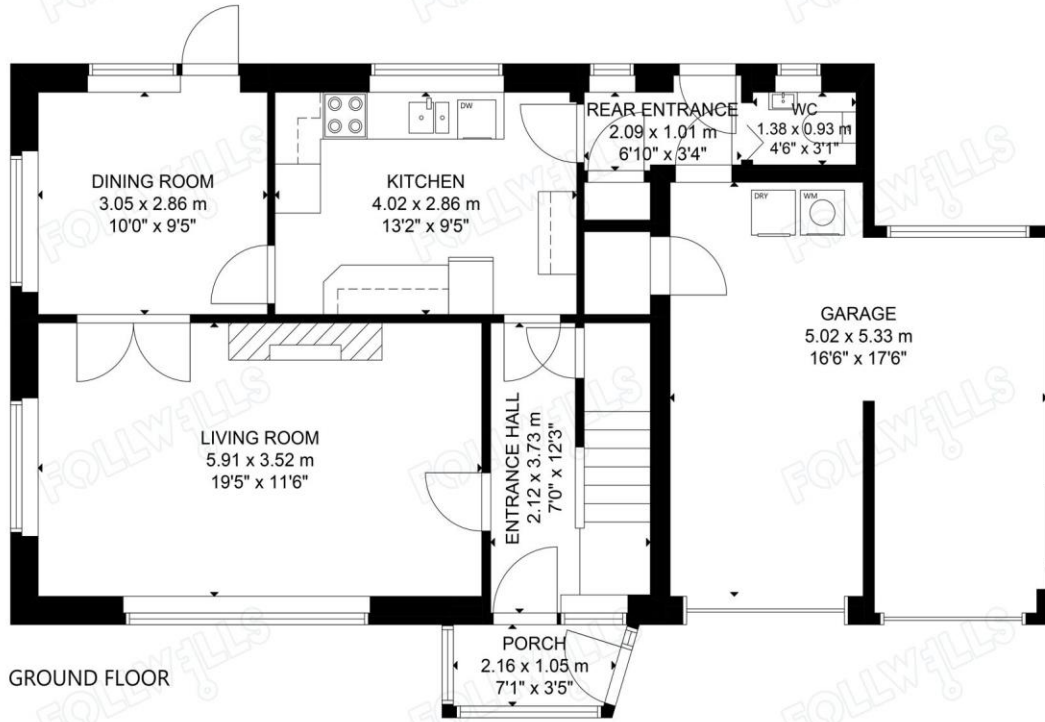
uPVC Glazing

Tenure Freehold

Council Tax Band 'E'

EPC Rating 'D'

1. 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.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. 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.



GROSS INTERNAL AREA
 TOTAL: 115 m²/1,238 sq ft
 GROUND FLOOR: 60 m²/643 sq ft. FIRST FLOOR: 55 m²/595 sq ft
 EXCLUDED AREA: GARAGE: 27 m²/287 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

