

4 Highfield Court, Clayton Road, Newcastle, Staffordshire, ST5 3LT

FOLLOWWELLS



- Detached Character House
- On Quiet Private Drive
- Convenient Location Close to Town Centre
- En-Suite to Master Bedroom
- Large Conservatory to Rear
- Spacious and Mature Rear Garden
- Driveway and Garage

3 

2 

2 

Asking Price

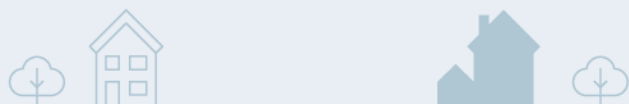
£425,000

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01782 615530



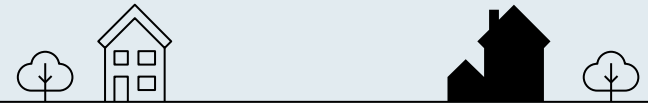


A most attractive detached property thought to have been built circa 1900 as the former coach house to Highfield House. The current owner comprehensively renovated the property after they purchased 20 years ago. The principal living areas have also been redecorated recently. The vendor talks of how much natural light floods into the house with many of the rooms being dual aspect and also loves how conveniently it is located for the town centre whilst also feeling completely private and sanguine down this tree lined private drive. The property is also within walking distance of local amenities.

The accommodation includes a homely and warm living room being 'L' shaped and having two distinct areas; a dining area and a sitting area with marble fireplace. The kitchen provides masses of cupboard space with granite worktops, built-in oven with four ring gas hob/griddle and separate built-in microwave oven above. Further integrated appliances include fridge freezer, additional separate fridge, dishwasher, tumble dryer and space/plumbing for washing machine. To the rear of the house is a huge conservatory overlooking the garden creating a fantastic entertaining space with the benefit of heating and air conditioning. Cloakroom/W.C.

On the first floor, the spacious landing with airing cupboard, is flooded with natural light and leads to three good sized bedrooms, the master of which has an en-suite shower room. Two of the bedrooms have fitted wardrobes and bedrooms two and three are served by a family bathroom.





Outside is a driveway which leads to a larger than average single integral garage which has an electric door to the front and double doors to the rear providing through access. There are a further two parking spaces at the front of the house. The large rear garden consists of a brick paved patio adjacent to the house with steps leading up to a lawn with mature borders and a beautiful Copper Beech tree at the top of the garden.

Highfield Court is a private drive accessed off Clayton Road with just a handful of individual houses. Just half a mile from the town centre and all the amenities that provides as well as having excellent transport links with J15 of the M6 just a 5 minute drive away and Stoke train station just 10 minutes away.

A lovely home, well worth a detailed inspection.



IMPORTANT INFORMATION

All Mains Services Connected

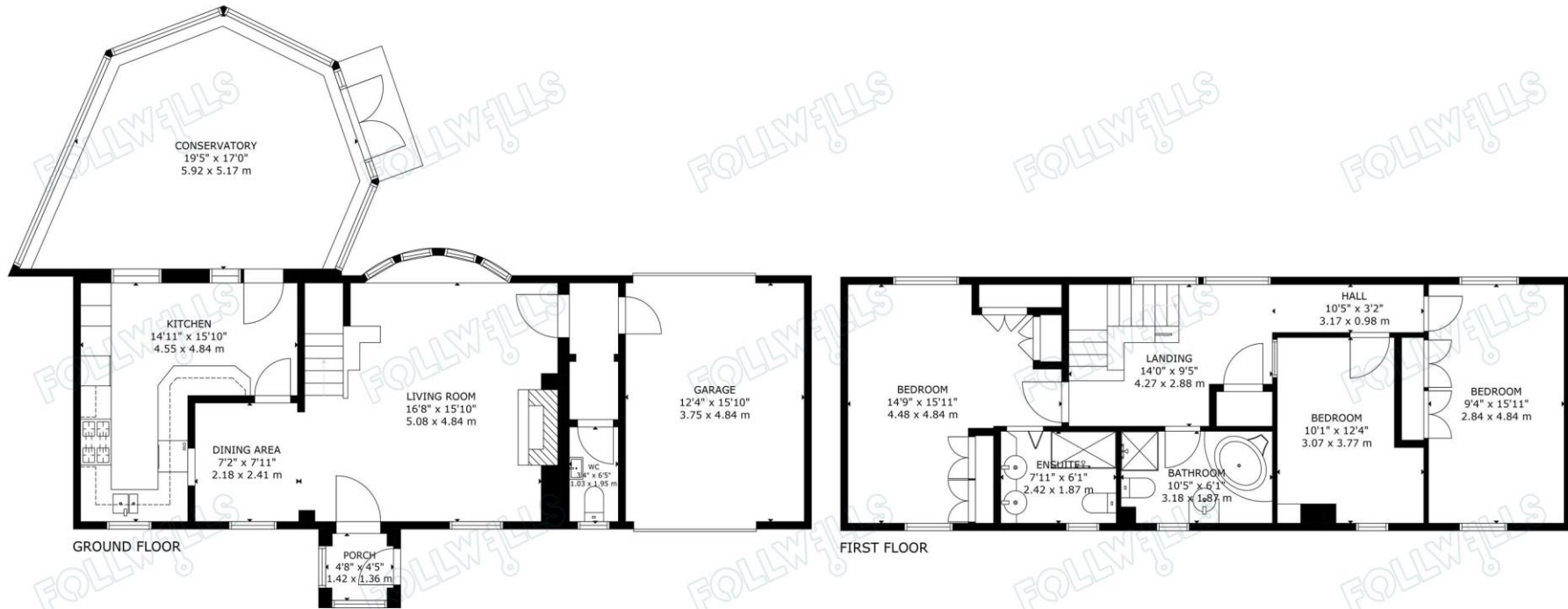
Gas Central Heating

Tenure Freehold

Council Tax Band 'F'

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: 160 m²/1721 sq.ft
 GROUND FLOOR: 87 m²/938 sq.ft, FIRST FLOOR: 73 m²/783 sq.ft
 EXCLUDED AREA: GARAGE: 18 m²/195 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

