

32 Repton Drive, Westlands, Newcastle, Staffordshire, ST5 3JF

FOLLWELLS



- Deceptively Spacious Detached Bungalow
- Full Width Extension to Rear
- Dual Access Driveway
- Large, Flat Rear Garden
- Open Plan Living Space
- Sought After Location
- No Upward Chain

2 

1 

3 

Asking Price

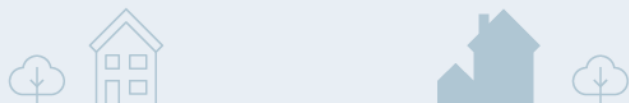
£450,000

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A deceptively spacious detached bungalow occupying a large garden plot in a highly regarded and sought after location on the edge of Newcastle.

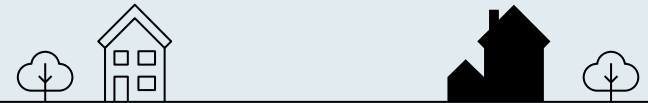
The property has a full width rear extension providing over 60 square metres of additional accommodation meaning the gross internal floor area now extends to almost 150 square metres, excluding the garage.

The extension has created an enormous, open plan living space offering tremendous versatility and with large windows and glazed doors providing an outlook over the rear garden as well as a great deal of natural light. The kitchen has a large peninsula unit with granite work tops and looks over the dining area with an atrium style window above. Off the kitchen is a large study area which sits between the two double bedrooms and could create a third bedroom or a large dressing room and en-suite bathroom to the master bedroom.

Outside, the property is approached over a dual access, tarmac driveway providing ample parking and easy access/egress. The driveway leads to a single garage which has internal access to the bungalow. There is access down both sides of the building to the large rear garden which is fairly flat and comprises a shaped lawn, patio area and mature, well stocked shrub borders along with a timber garden shed.

The property has been well maintained but it is reasonable to expect that some people will wish to make selective cosmetic modernisation.





Repton Drive is located on the outskirts of The Westlands providing easy access to the town centre as well as the surrounding countryside. J15 of the M6 is just a five minute drive away with Stoke train station approximately ten minute drive away. The wide, tree lined streets provide a quiet, suburban community along with the convenience of the town centre less than two miles away.

The property is offered with no upward chain.



IMPORTANT INFORMATION

All Mains Services

Gas Central Heating

uPVC Double Glazing

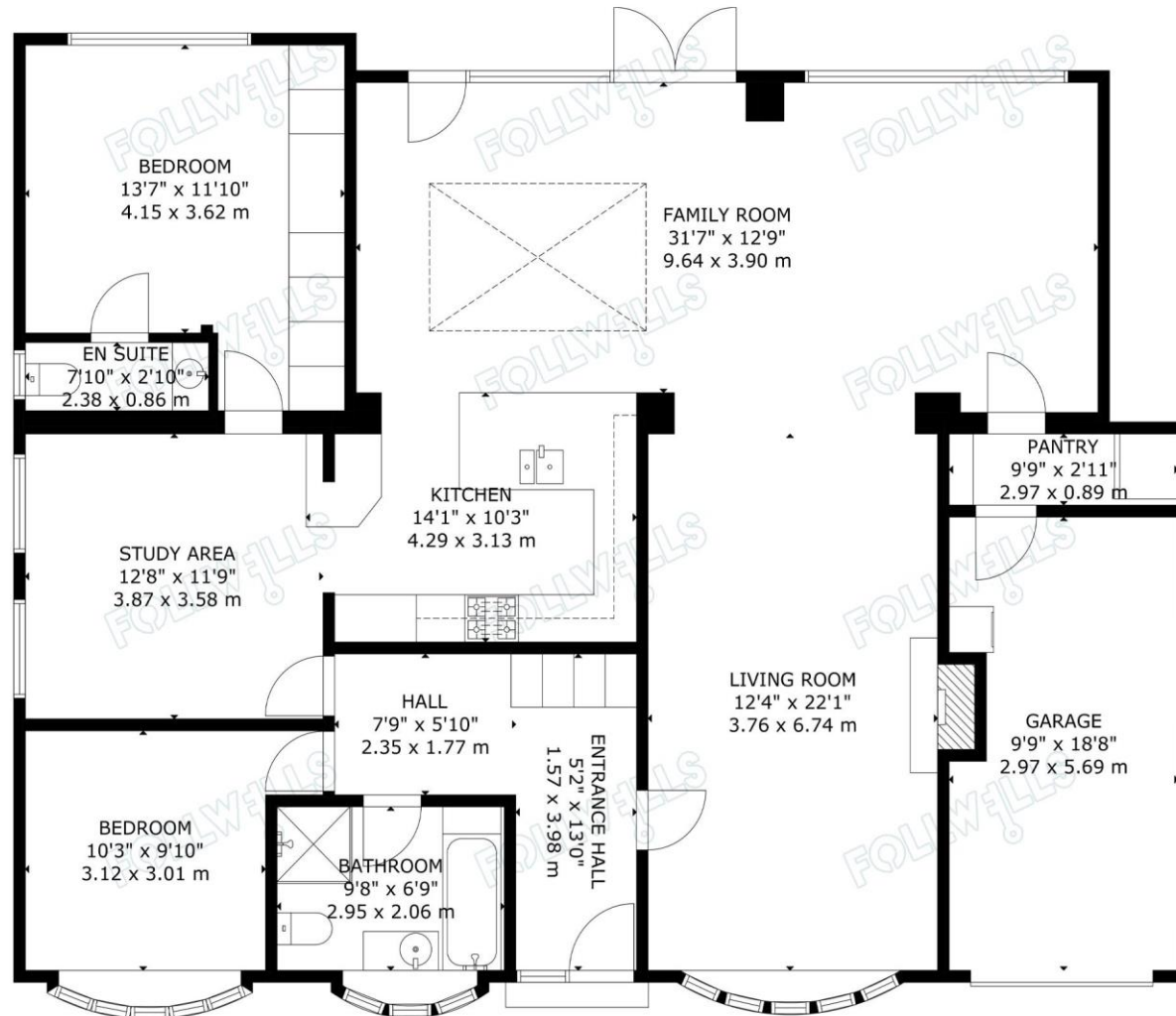
Tenure Freehold -

Council Tax Band 'E'

EPC Rating 'C'

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.

FLOORPLAN



GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 149 m²/1,603 sq ft
GROUND FLOOR: 149 m²/1,603 sq ft
EXCLUDED AREA: GARAGE: 16 m²/175 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY